

01634 379 799

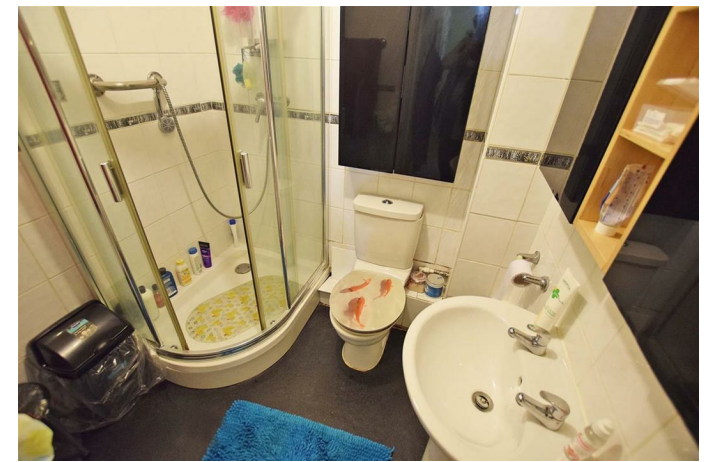
www.harrisonsresidential.com



122b Bredhurst Road

• Gillingham

Price: £150,000



122b, Bredhurst Road, , ME8 0QU
£150,000

- ONE BEDROOM FLAT
- GROUND FLOOR
- GARAGE EN BLOC
- 99 YEAR LEASE
- GROUND RENT APPROX £75 PA
- SERVICE CHARGE APPROX £100 PCM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- BOILER APPROX 3 YEARS OLD
- EPC RATING: C

One bedroom ground floor flat located in the sought after location of Bredhurst Road. The property benefits from a recently renewed lease and a garage en bloc.

Located just minutes from the M2 motorway, local schools, shops and amenities.

EPC Rating: C

Entrance Hall

3'2" x 11'1" (0.99m x 3.39m)
Entrance Door, storage cupboard.

Kitchen

7'0" x 12'9" (2.14m x 3.91m)
Double glazed window to rear, base and eye level units, base level sink and hob. Built in oven.

Lounge

13'6" x 17'1" (4.13m x 5.22m)
Double glazed window to front.

Shower Room

6'2" x 5'6" (1.90m x 1.69m)
Low level WC, base level hand wash basin, corner shower unit.

Bedroom

Garage

Single Garage, up and over garage door.

Important Notice

Harrisons Residential, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulations or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

NB

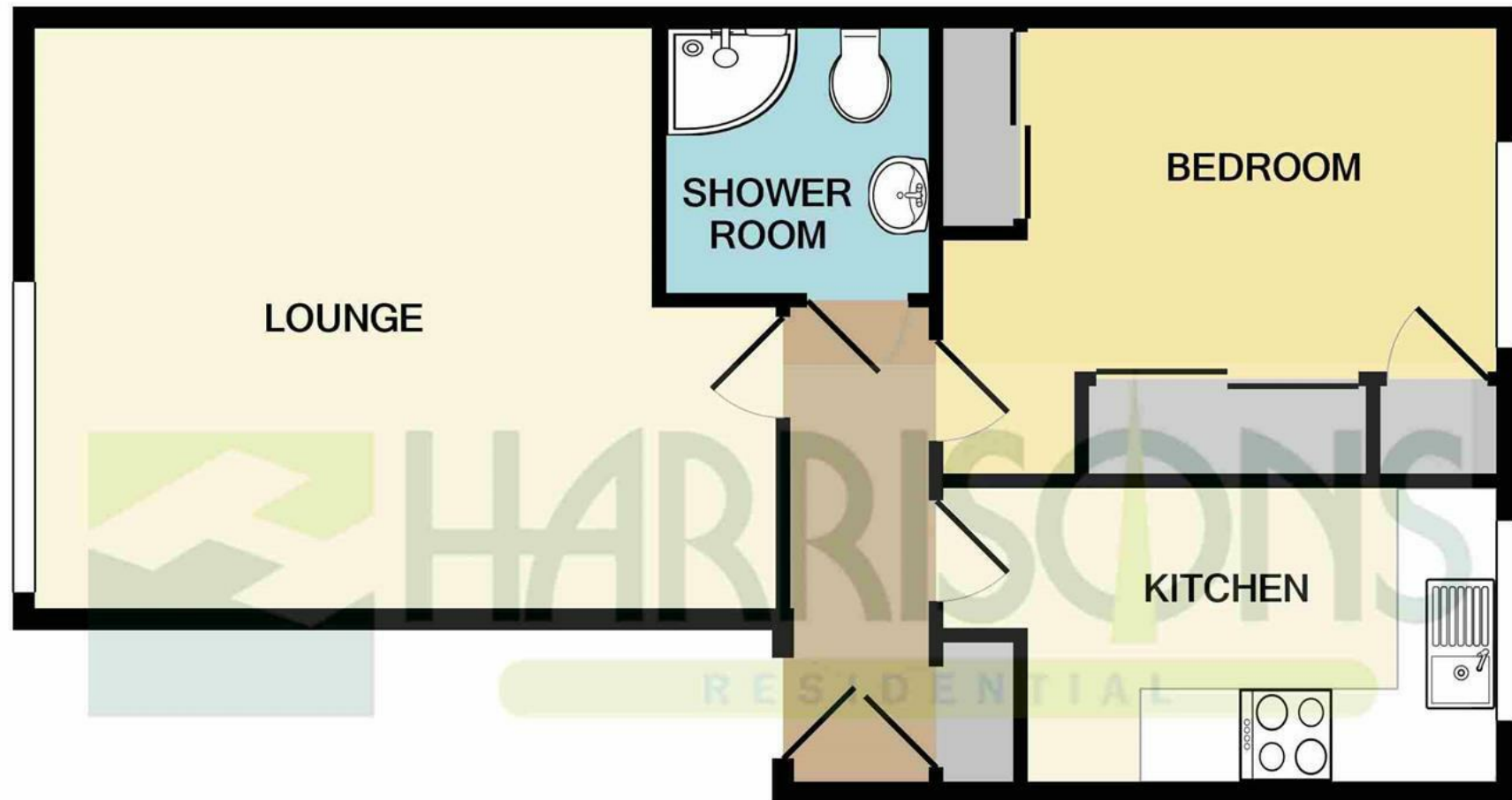
HARRISONS RESIDENTIAL recommend a panel of solicitors for which we may receive a referral fee of £150 plus VAT per transaction.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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TOTAL APPROX. FLOOR AREA 516 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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