



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



170 Saunders Street, Gillingham, ME7 1HP

£1,200 Per Calendar Month

Welcome to this charming apartment located on Saunders Street in Gillingham. This delightful two bedroom property, built in 1900, has been thoughtfully updated with new decoration and carpets throughout. The apartment features a spacious kitchen / reception room, perfect for entertaining guests or enjoying a quiet evening at home.

One of the standout features of this apartment is its prime location. It is within easy walking distance to Medway Park and Mid Kent College, making it an ideal choice for adults with children or those who enjoy an active lifestyle. Additionally, the property is conveniently situated near the High Street, where you will find a variety of shops, cafes, and amenities. For commuters, the nearby railway station provides excellent transport links, making travel to surrounding areas straightforward.

Available immediately, we regret smokers are not permitted. Applicants will require an annual household income of £36,000 for rent affordability checks.

ACCOMMODATION

EPC Rating C 71

GROUND FLOOR

Conditions Regret no smokers

Entrance Lobby & Stairs

Through 1/2 glazed wooden front door, fitted carpet and stairs to first floor.

Minimum Household Income Required £36,000.00

FIRST FLOOR

Landing

Fitted carpet, 2 x radiators, wooden framed double glazed window, fitted cupboard containing combination boiler, gas meter and electric fuse board.

Open plan Living Room / Kitchen 12'7" x 20'10" (3.85 x 6.36)

Living Area

Fitted carpet, dual aspect wooden framed double glazed windows, 2 x radiators, fftp phone point, Sky + cable.

Kitchen Area

Wood effect vinyl flooring, range of matching wall and base units with cream Shaker doors and drawers, wood effect worksurfaces and tiled splash back, stainless steel sink & drainer, stainless steel electric oven, stainless steel gas hob and stainless steel extractor canopy above. Recess under worksurface with plumbing for washing machine, space for fridge/freezer. Extractor fan.

Bedroom One 8'2" x 11'9" (2.51 x 3.60)

Fitted carpet, radiator, upvc double glazed window.

Bedroom Two 8'2" x 9'5" (2.51 x 2.88)

Fitted carpet, radiator, upvc double glazed window.

Bathroom 5'11" x 7'10" (1.81 x 2.41)

Light wood effect vinyl flooring, matching white bathroom suite comprising of bath with fully tiled walls, mixer tap with shower riser rail above and shower screen. WC and wash hand basin in vanity unit with splashback tiling above. Radiator, velux skylight window, extractor fan.

OUTSIDE

Resident On Street Parking - permit required from local authority.

GENERAL INFORMATION

Rent £1,200.00 per calendar month

Deposit £1,384.61

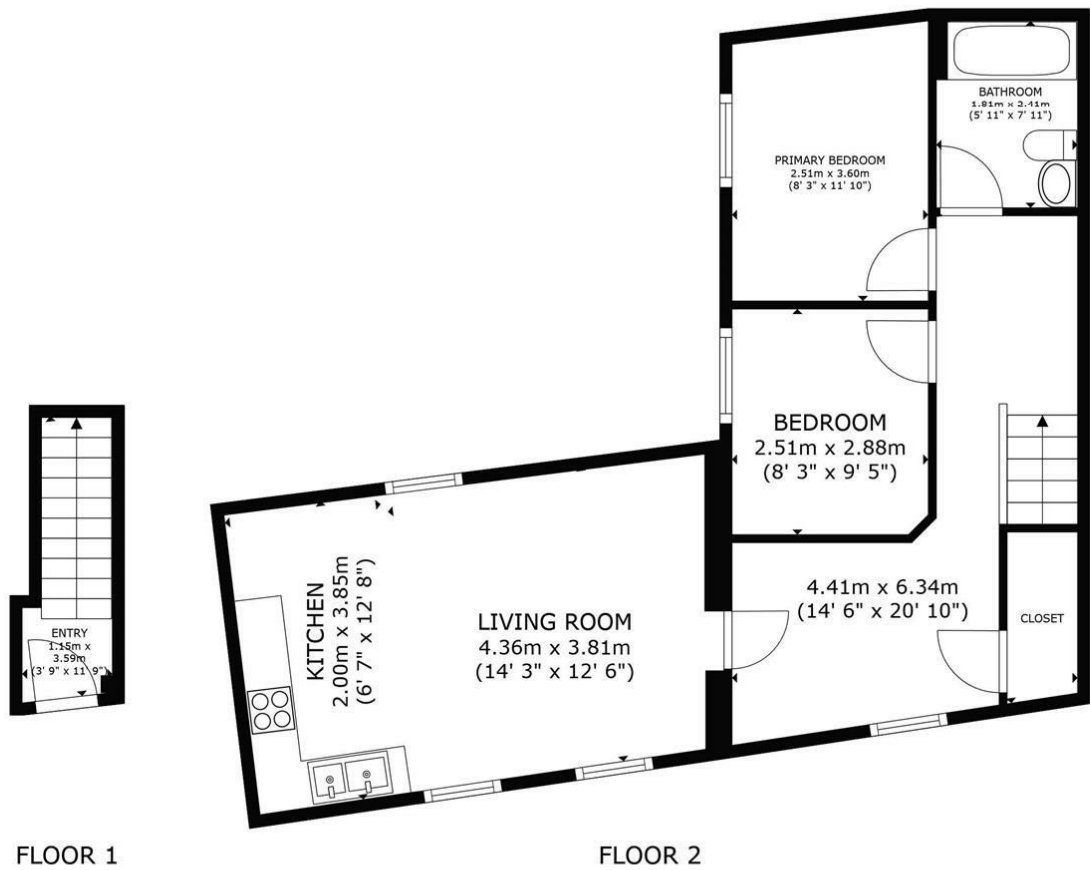
Holding Deposit £276.92

Tenancy An Assured Periodic Tenancy

Viewings Strictly by prior appointment with the agent

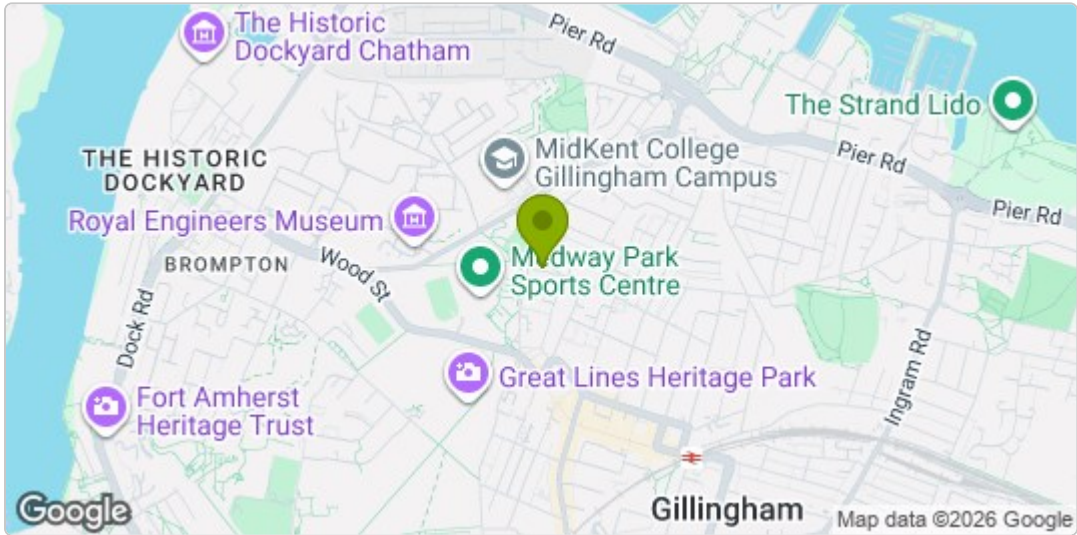
Authority Medway Council - Band A

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 3.5 m² (38 sq.ft.) FLOOR 2 63.0 m² (678 sq.ft.)
TOTAL : 66.5 m² (716 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

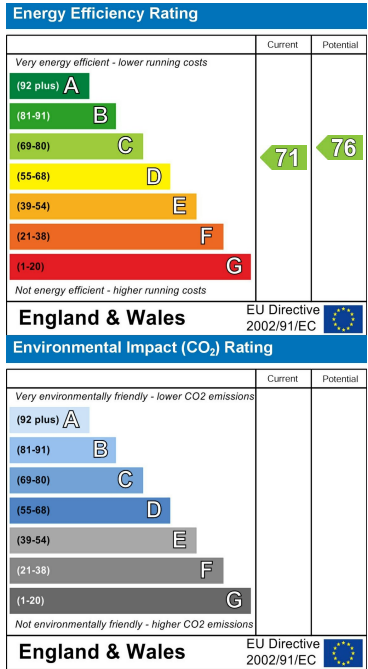
Area Map



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Energy Efficiency Graph



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