



Mardale Close, Gillingham, ME8 8NX  
Asking price £140,000 Leasehold



VACANT with NO FORWARD CHAIN - The Homes Group are delighted to present to the market this purpose-built one-bedroom flat. Set in a popular residential area of Rainham with its local amenities, and very good road links via the nearby A2 to London and the coast, this property would make the ideal first purchase or Buy-to-Let investment property. Whereas the nearby Gillingham and Chatham town centers provide a comprehensive selection of shops and services.

Tenure Leasehold - Lease Term: 125 years from 25/03/1983 (circa 83 years left), Ground Rent: £5 p/a, Service Charge: We have been advised by the seller that the current service charge is £1,078.00 per annum. All information is to be verified by your solicitor.

Benefits include: One double bedroom with built in wardrobe, a good-sized living room with adjoining large store area, fitted kitchen, bathroom with white suite, double glazing and gas central heating. Externally the property benefits from communal gardens, laundry drying area, brick shed, and a garage en bloc. Offered VACANT with NO FORWARD CHAIN.

**Entrance porch**

**Hallway**

**Living room**

15'2 x 11'2 (4.62m x 3.40m)

**Bedroom**

13'2 x 9'7 (4.01m x 2.92m)

**Bathroom**

9'9 x 7'2 (2.97m x 2.18m)

**Kitchen**

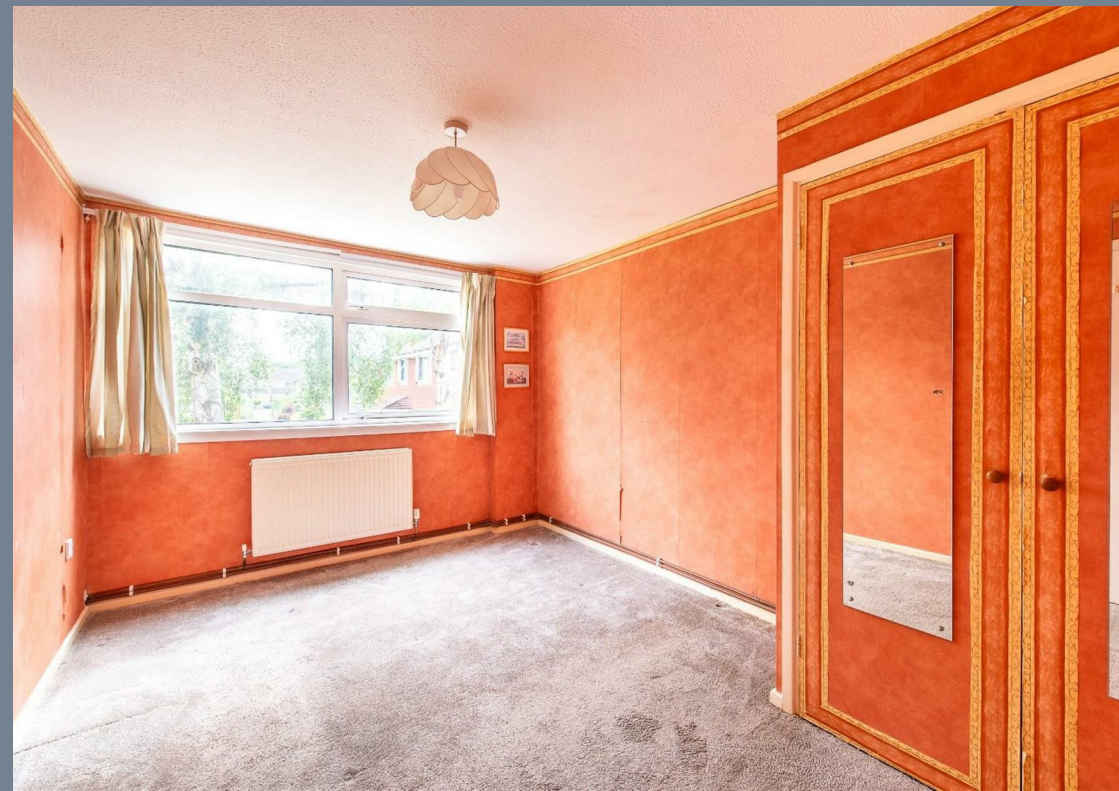
9'9 x 5'1 (2.97m x 1.55m)

**Communal garden**

**Garage en bloc**

**Tenure: LEASEHOLD**

**Council Tax: Band A**



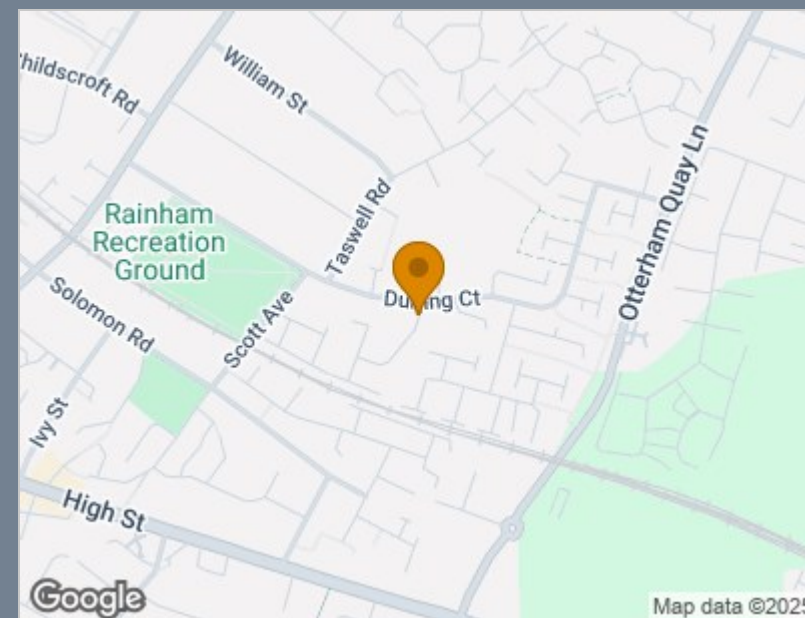


## Ground Floor

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 74                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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