



**Napier Road, Gillingham**

**£160,000**



# Napier Road, Gillingham

Date Available:

Deposit:  
null

Council Tax Band: B

- ONE BEDROOM FIRST FLOOR FLAT WITH BALCONY
- NATURALLY LIT KITCHEN
- WELCOMING RECEPTION ROOM
- PRIVATE BALCONY
- EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO MEDWAY HOSPITAL
- WALKING DISTANCE TO TOWN CENTRE
- FTTP INTERNET CONNECTIONS
- INVESTMENT OPPORTUNITY
- TENANT IN SITU

This one-bedroom flat is offered \*\*for sale\*\* in Gillingham and is presented in good condition. The property comprises a double bedroom, a great size reception room, a kitchen and a bathroom.

The property is well placed for local amenities, with Gillingham High Street accessible nearby, offering supermarkets, independent shops, cafés and everyday services. Parks and green spaces in the wider Gillingham area provide opportunities for leisure and recreation.

Public transport links are a key benefit of this location. Gillingham railway station is within reach and provides frequent services to London Victoria, London St Pancras International and Chatham, making the flat a viable option for commuters. Typical journey times to central London are around 45–55 minutes, depending on the chosen service. Local bus routes further connect the area with neighbouring Medway towns.

The flat is of interest to investors with tenant in situ. Overall, this one-bedroom flat offers a practical home or investment opportunity in a location with strong public transport connections and accessible local facilities.

Broadband Data: Standard, Superfast and Ultrafast available  
 Mobile Data: EE, Vodafone, Three and O2 Available  
 Flooding Risks: All very Low



TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.  
 Made with Merge CADS

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	
68	77
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
68	77
England & Wales EU Directive 2002/91/EC	

Martin & Co Medway Lettings  
 161 High Street, Rochester, Kent, ME1 1EH  
 01634 838700 . medway@martinco.com

01634 838700  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

