



## Claud House

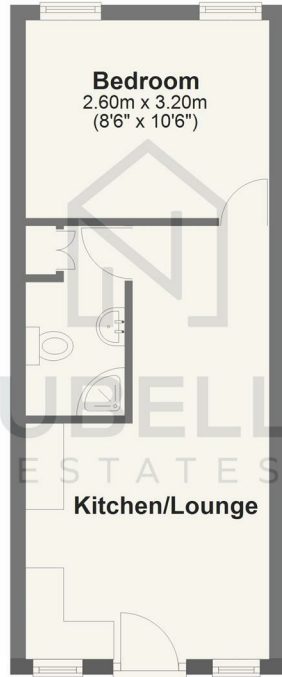
Newbury, Gillingham SP8 4HZ

An excellent investment opportunity to acquire a freehold one bedroom ground floor flat, ideally situated in a prime central Gillingham location. Positioned within easy reach of the High Street, local shops, transport links and a wide range of amenities, the property is perfectly placed to attract strong and consistent tenant demand. The rooms are well laid out, easy to maintain and offer attractive rental yield potential, making this an ideal addition to any investor's portfolio. The flat benefits from double glazing, electric heating, kitchen/lounge, bedroom, shower room and an enclosed courtyard garden. A fantastic turnkey investment opportunity in a highly convenient and sought-after location.

**£110,000 Freehold**

Local Authority **Dorset Council**  
Council Tax Band **A**  
EPC Rating **D**

**Ground Floor**  
Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 26.9 sq. metres (289.6 sq. feet)

**Gillingham Office**  
The Old School Room Newbury,  
Gillingham, SP8 4QJ

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

