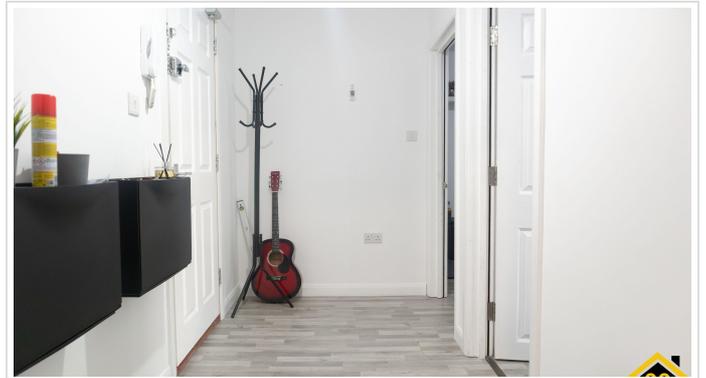


1 Bed Flat In 1 Marlborough Road , Gillingham, ME7 5BP

£165,000





SHORT DESCRIPTION

Property Ref: 16276 These apartments form part of a building comprising six individual one-bedroom flats, each offered as a separate property listing and collectively presenting an excellent opportunity for both individual buyers and portfolio investors. The building is located on the well-established Marlborough Road in Gillingham, a highly convenient and sought-after residential location within walking distance of Gillingham Railway Station and a wide range of local amenities. The apartments offer modern, low-maintenance living, each featuring a bright open-plan kitchen and living area designed to create a comfortable and sociable space. The kitchens are fitted with modern units and generous worktop space, flowing seamlessly into the lounge areas ideal for relaxing, entertaining, or working from home. The well-proportioned double bedrooms comfortably accommodate standard furnishings, while the contemporary shower rooms are finished in a clean, modern style with fitted enclosures, basins, and WCs. Located at 1 Marlborough Road, Gillingham, ME7 5BP, the properties benefit from gas central heating, double glazing throughout, neutral decor, and practical layouts that maximise space and natural light. All apartments are chain free, self-occupied, and ready for immediate occupation. Apartment sizes range from 39 sq m to 70 sq m, with EPC ratings of B and C across the building. The individual guide prices are as follows: Flat 1 (46 sq m, EPC C) - £165,000 Flat 2 (39 sq m, EPC C) - £175,000 Flat 4 (39 sq m, EPC C) - £175,000 Flat 6 (40 sq m, EPC B) - £175,000 Flat 7 (40 sq m, EPC B) - £175,000 Flat 10 (70 sq m, EPC B) - £215,000 The revised combined guide value for all six apartments is £1,080,000, making this a compelling proposition for buyers seeking a multi-unit or full-block acquisition in a strong rental location. Viewing appointments must be arranged through the 99home viewing system. For further information and to book your viewing, please contact our dedicated sales team today Property Type: Flat Full selling price: £165000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: A EPC rating: C Measurement: 419.793 sq.ft. Parking: Permit, On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



Bed Room(s)



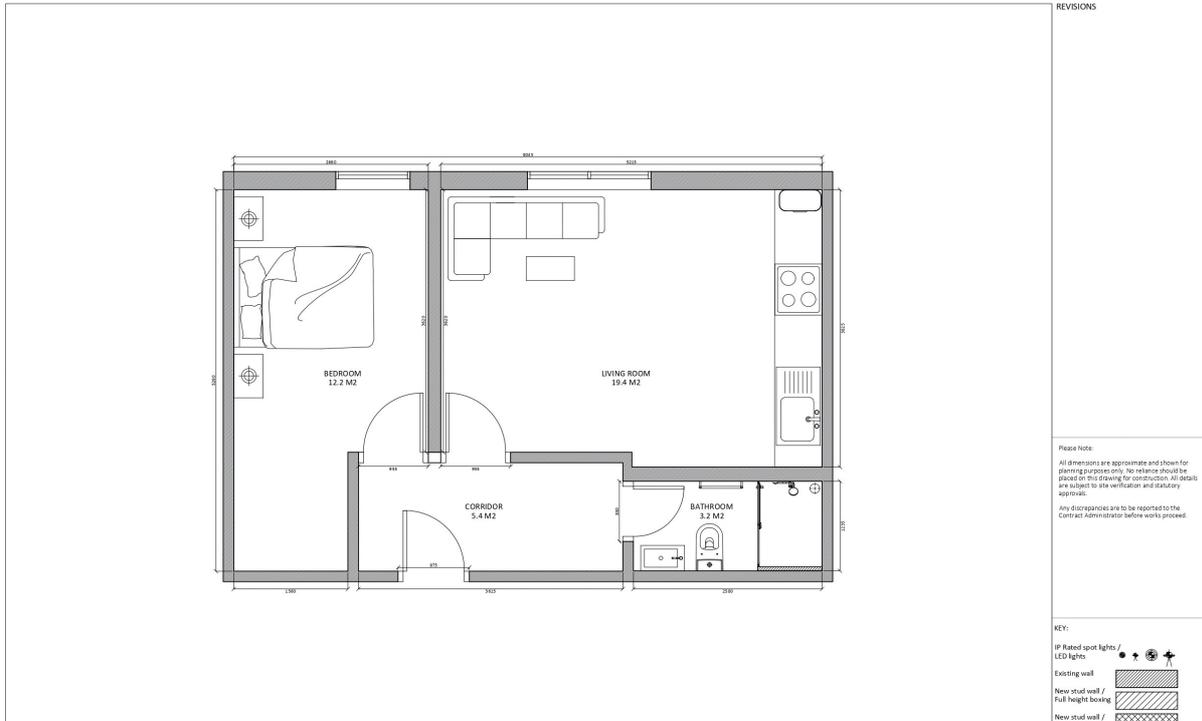
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	39 square metres

Rules on letting this property

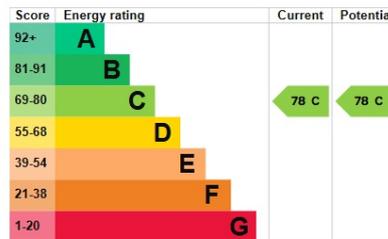
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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