



Shipwrights Avenue
Chatham
Kent
ME4

Offers in Excess of £166,000

bettermove

Shipwrights Avenue Chatham

Bettermove are proud to present this 3 bedroom, split level maisonette in Chatham.

This property benefits from double glazing, and gas central heating throughout, with residents parking available.

The council tax band is A.

This is a leasehold property with 84 years remaining on the lease; the ground rent is £10.00 per annum, and the service charge is £85.00 per month.

Situated on the second and third floors of the building, the interior of this well presented property comprises a spacious, open-plan living and dining room, and fitted kitchen/breakfast room on the second floor. The third floor consists of three bedrooms, including two doubles, and a single bedroom, alongside the shower room. Outside, the property boasts communal gardens, perfect for enjoying the summer months.

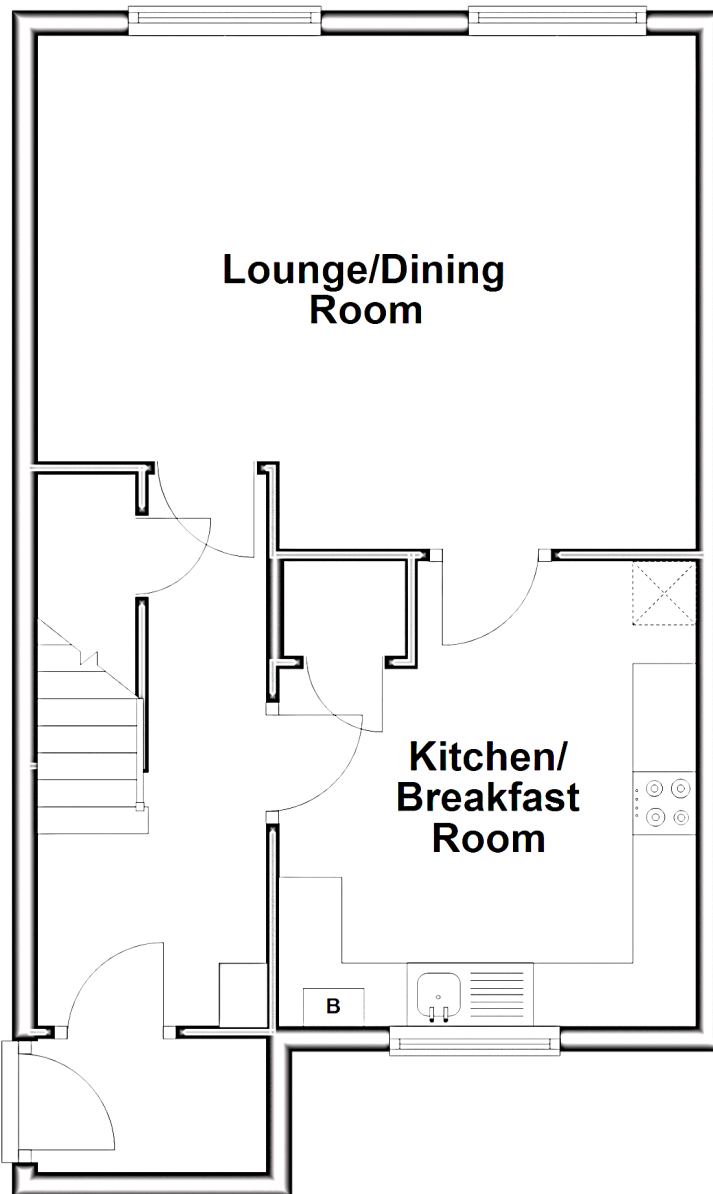
Located in the popular town of Chatham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Chatham Train Station, a variety of local bus routes, and quick access to the M2.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



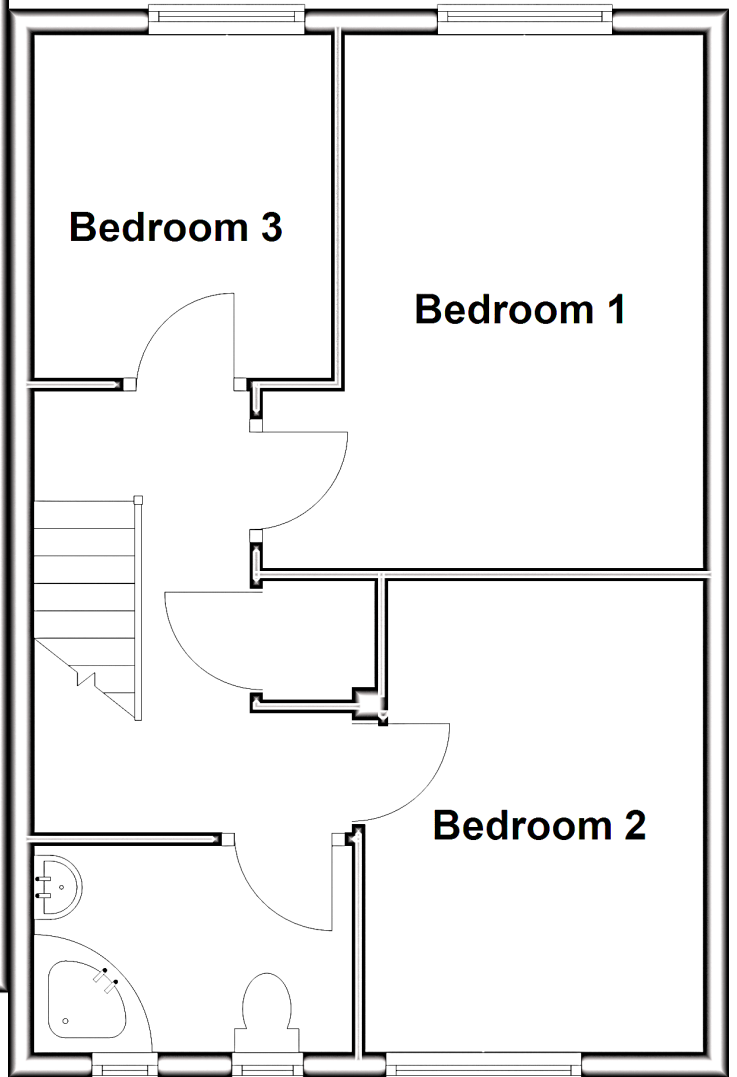
Second Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Third Floor

Approx. 41.5 sq. metres (446.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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