



**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.

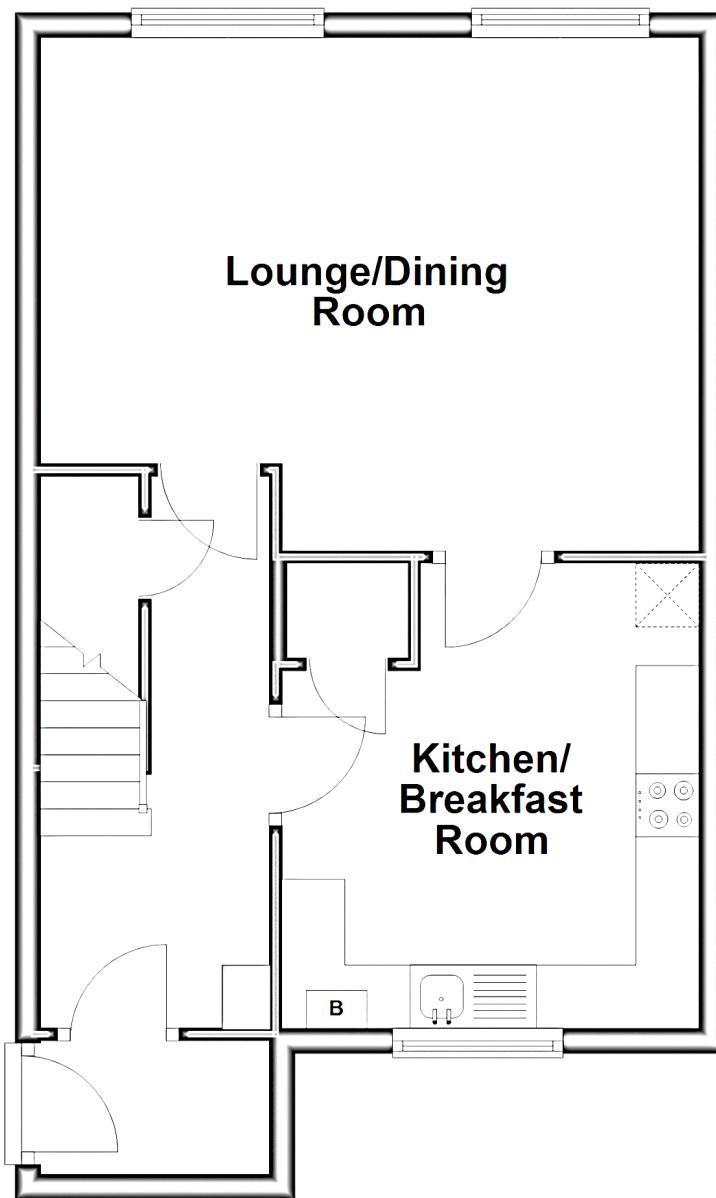
Located in the popular town of Chatham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Chatham Train Station, a variety of local bus routes, and quick access to the M2.

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



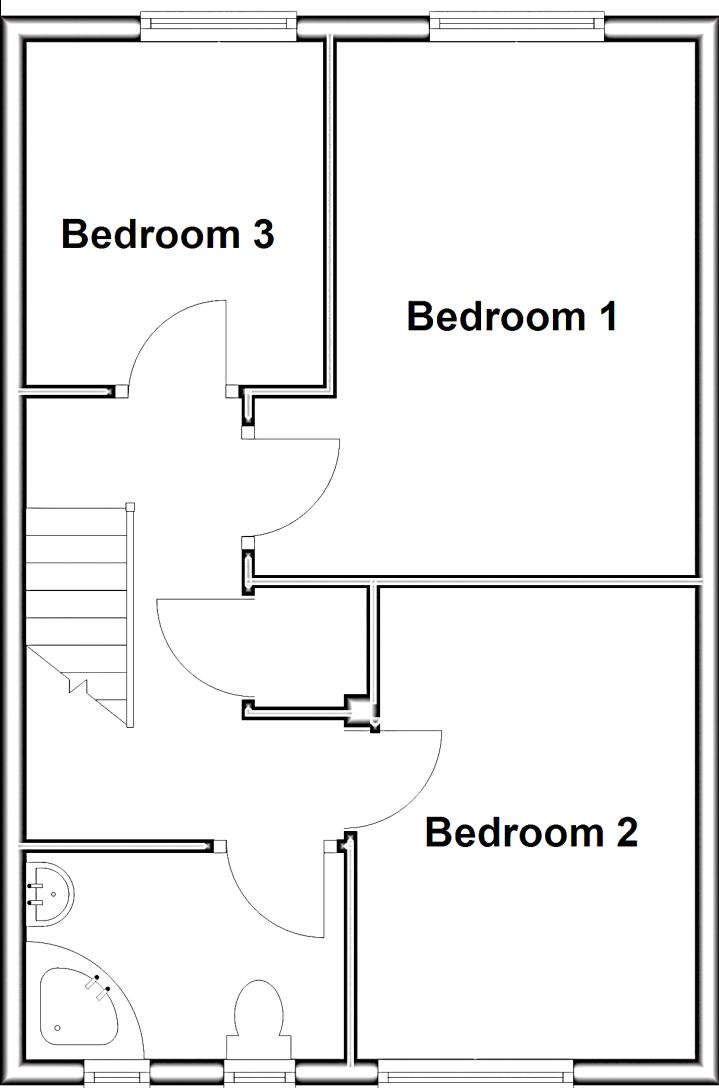
## Second Floor

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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