



**Pleasant Row  
Gillingham  
Kent  
ME7**

**Offers In Excess Of £143,000**

**bettermove** 

# Pleasant Row

## Gillingham

Bettermove are proud to present this 2 bedroom flat in Gillingham, available with no forward chain.

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

The council tax band is C.

This is a leasehold property with 103 years remaining on the lease; the ground rent is £100.00 per annum, and the service charge is £3,600.00 per annum.

The interior of this beautifully presented, third floor property, comprises a spacious living/dining area, fitted kitchen, two double bedrooms and a family bathroom. There is also a large loft space, ideal for additional storage.

Located in the sought after village of Brompton, Gillingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Gillingham 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.



## Fourth Floor

Approx. 24.0 sq. metres (258.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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