



**Westcourt Street  
Gillingham  
Kent  
ME7**

**Offers In Excess Of £315,000**

**bettermove**

# Westcourt Street Gillingham

Bettermove are proud to present this 3 bedroom mixed use property, including a 2 bedroom flat, 1 bedroom flat and a commercial unit, in Gillingham, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with on street, permit parking available.

The council tax band is C.

The interior of this well presented property is split into a ground floor flat, first floor flat, commercial unit and basement.

The ground floor flat comprises a spacious living room, fitted kitchen, one double bedroom, with an attached en-suite and utility room.

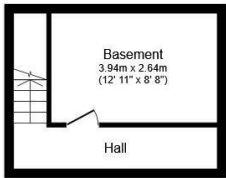
The first floor flat consists of a reception room, fitted kitchen, two double bedrooms, an a family bathroom.

The commercial unit boasts a reception/office space, with a fitted kitchen and shower room.

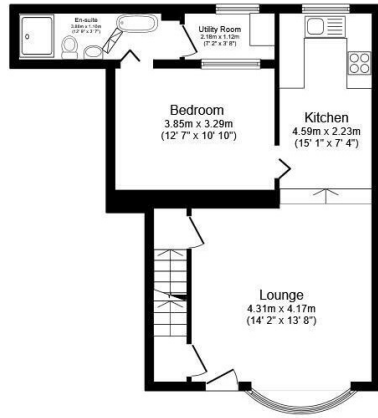
Located in the popular town of Gillingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gillingham Station, a variety of local bus routes, and quick access to the M2.

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

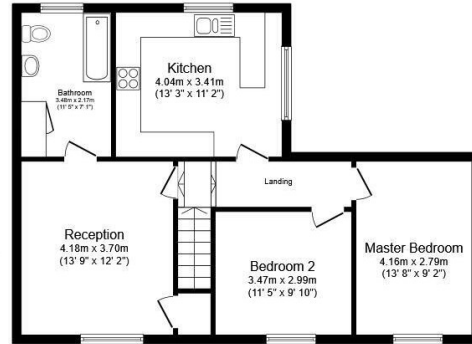




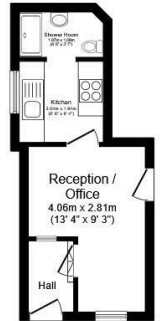
**Basement**



**Ground Floor (Flat 1)**



**First Floor (Flat 2)**



**Commercial Space**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	<b>89</b>	<b>89</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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