



22 Ward View
Chatham
Kent
ME5 7FD

Offers In Excess Of £175,000

bettermove

Ward View Chatham

Bettermove are proud to present this 2 bedroom flat in Chatham. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the allocated parking.

The council tax band is C.

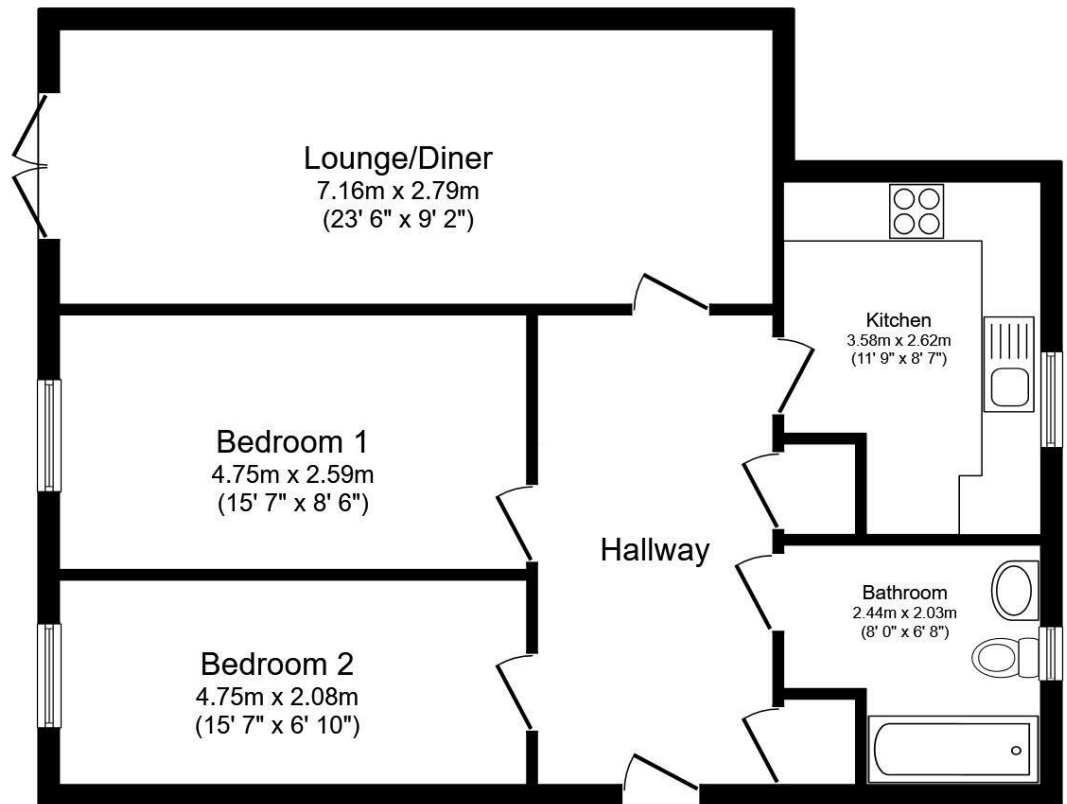
This is a leasehold property with 140 years remaining on the lease; the ground rent is £250pa and the service charge is £2040pa.

The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

Located in the popular town of Chatham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Gillingham train station (1.2 miles), variety of bus routes and the M2.

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





Floor Plan

Floor area 72.2 sq.m. (777 sq.ft.)

Total floor area: 72.2 sq.m. (777 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	81
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	83
England, Scotland & Wales		
EU Directive 2002/91/EC		



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