

189A High Street, Gillingham, Kent. ME7 1AQ  
 Tel: 01634 580066 • Fax: 01634 580077 • gillingham@stonewellestates.co.uk

## 57 DUCHESS OF KENT DRIVE, CHATHAM, KENT ME5 8DD

**OFFERS OVER £200,000**



**PROPERTY REFERENCE CODE: RS0239**

- GROUND FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- 2 BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>		

## **57 DUCHESS OF KENT DRIVE, CHATHAM, KENT ME5 8DD**

STONEWELL ESTATES are pleased to offer this much sought-after style of 2 bedroom GROUND FLOOR maisonette with direct access to the private REAR GARDEN. This delightful home is to be sold with the advantage of NO FORWARD CHAIN and immediate vacant possession.

**This property consists of:**

Council Tax Band: B  
Tenure: Leasehold  
Ground Rent: £172.5 per year  
Service Charge:  
Insurance only £535.00 per Annum

### **ENTRANCE HALL**

Radiator, built-in storage, doors to:

### **LOUNGE**

15'8x10'10 UPVC double glazed window to front, radiator, built-in storage cupboard.

### **KITCHEN**

10'0x8'9 UPVC double glazed window to rear, UPVC double glazed door to private rear garden. Single drainer sink unit with mixer tap & cupboard below, further fitted range of wall, base & drawer units with worksurfaces over, space for washing machine, space for fridge/freezer, radiator, tiling.

### **BEDROOM 1**

12'7x9'10 UPVC double glazed window to front, radiator, built-in wardrobe.

### **BEDROOM 2**

12'0x10'0 UPVC double glazed window to rear, radiator, wardrobe.

### **BATHROOM**

5'10x5'8 UPVC double glazed window to rear, white suite comprising bath with mixer tap & shower attachment, pedestal wash basin & low level WC. Radiator/towel rail, tiling.

### **REAR GARDEN**

Private mature rear garden with side access to front and brick toolstore, laid to lawn.







**TENURE:** We have been advised by the Vendors the property is Leasehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.