



Saunders Street, Gillingham, Kent  
Offers Over: £125,000



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174 Saunders Street, Gillingham, Kent  
Offers Over: £125,000

Investment opportunity with some fantastic longstanding tenants. Situated a short distance from the local high street with great transport links and being neutral throughout this well looked after property is definitely one to view.

**Description**  
This is an ideal investment property with tenants in situ.

The accommodation comprises open plan lounge/dining area, kitchen, bathroom and double bedroom. Being neutral throughout and having some long standing tenants, this would be an ideal investment property.

**Our View**  
In our opinion this is an ideal property for landlords. The current tenants have been very happy in this one for several years and are looking to stay on at the property. Great rental property in a great location being so close to the station and local high street.

**Location**  
Ideally placed for Gillingham town centre with its mainline station to London and the South East coast and splendid variety of shops.

Gillingham sports complex is approximately half a mile distance with its in door heated swimming pool and numerous sporting activities. The Strand is approximately half a mile distance with its out door pool and many leisure activities as well as many pleasant river side walks.

The A2, M2 motorway networks are also within a short driving distance and the popular dockside retail outlets centre is also within three quarters of a mile.

**Gillingham Area**  
Gillingham is a town on the River Medway in

the north of the English County of Kent. Together with it's neighbouring towns of Rochester and Chatham it forms a large urban area known as The Medway Towns.

Medway is just 30 miles from London and 40 miles from Channel Ports and Eurotunnel. It's easy to get to by rail and road and when you are here, travelling around couldn't be easier. The area has excellent public transport links by bus, train and taxi.

The town has strong maritime and military connections with the nearby Historic Dockyard in Chatham and Royal Engineers barracks based in Brompton. To learn about the bravery of our soldier engineers from 1066 to the present day, a visit to the Royal Engineers Museum is a must.

For the little ones there is lots of exciting places to visit including, Black Lion leisure centre, The Strand Leisure park and Riverside country park to name a few.  
For the bargain hunters Gillingham offers an array of shopping centres and has a twice weekly market selling a variety of products plus fresh fruit and vegetables.

### Entrance

**Lounge**  
9'10" x 17'5" (3m x 5.3m)

### Kitchen

8'6" x 6'7" (2.6m x 2m)

### Bathroom

9'2" x 9'2" (2.8m x 2.8m)

### Bedroom

12'10" x 12'10" (3.9m x 3.9m)

## Premium Listing

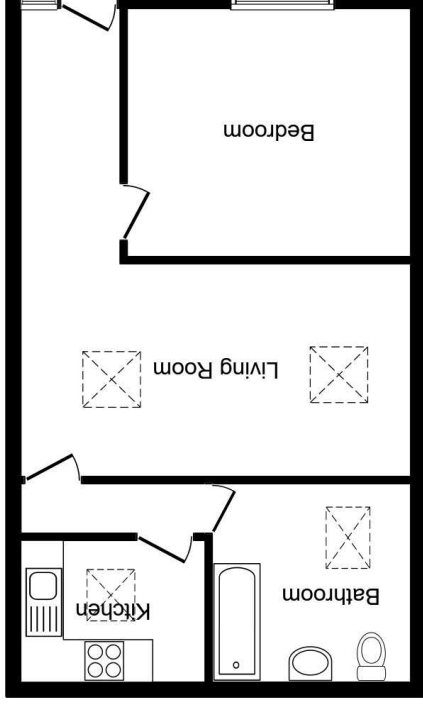
## Floorplan

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All measurements are approximate and have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause: measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



**Floor Plan**

Total floor area 52.0 sq. m. (560 sq. ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.localagent.com