



**GREYFOX**  
SALES & LETTINGS



**Regency Close**  
Wigmore, Gillingham, Kent , ME8 0LA

**£1,000** pcm



# 1 Bedroom Flat / Apartment

Regency Close, , Wigmore, Gillingham, Kent , ME8 0LA

## Description

A well presented and spacious ground floor flat with direct access to a private communal garden. This property is located in a quiet and desirable location whilst offering very easy access to the nearby M2 motorway. The property has an open plan lounge kitchen diner which includes a fitted electric oven and hobs. The lounge also provides access to the enclosed communal garden. There is also a shower room and a double bedroom. Additional benefits include the modern decor throughout, gas central heating, double glazing, plenty of storage space as well as both residents off street and on street parking. Viewing is highly recommended and by appointment with Greyfox only, a video tour has also been prepared. Available Sep Unfurnished EPC Rating D64 A holding deposit of £80 is required to secure this property The required tenants security deposit amount is £1,153

## Key Features

## Local Area

\* Unfurnished

## Fee Details

Rental: £1,000 pcm

Deposit: £1,153

Admin Fee: £300

Reference Fee: £60

Guarantor Fee: £90

(Other fees will apply) - Fees include VAT unless otherwise stated

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

## Greyfox Investments Ltd

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### Agents Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Tenancy details, fees, deposit figures and council tax etcetera are given as a guide only and may be subject to change and should be checked and confirmed by you on inspection and prior to referencing. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox.

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