



**Price**  
**£250,000**

**Freehold**

3x  1x  2x 

**Albany Road,  
Gillingham, Kent, ME7**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Well presented 2/3 bedroom home
- Perfect first time buy
- Full gas central heating and double glazing
- Deceptively spacious accommodation including a loft room
- Situated in a central location close to the hospital and local amenities

## Accommodation

### GROUND FLOOR

Lounge: 12'2 x 9'11 (3.71m x 3.02m)  
 Dining Room: 12'2 x 10'10 (3.71m x 3.30m)  
 Kitchen: 9'0 x 7'10 (2.75m x 2.39m)  
 Shower Room

### SPLIT LEVEL FIRST FLOOR

Landing  
 Bedroom 1: 10'11 x 7'10 (3.33m x 2.39m)  
 Bedroom 2: 12'1 x 10'11 (3.69m x 3.33m)  
 Bedroom 3 (off of Bedroom 2): 9'2 x 7'11 (2.80m x 2.41m)

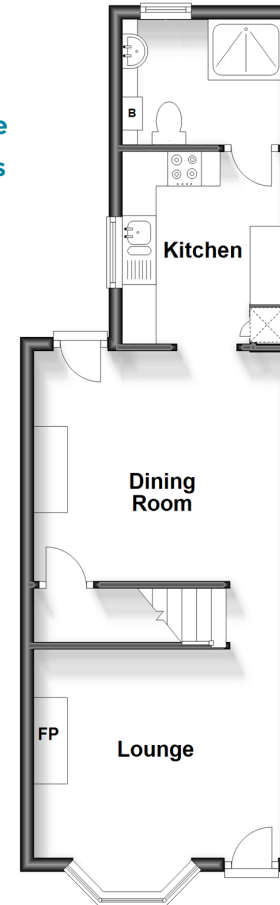
### SECOND FLOOR

Loft Room: 14'6 x 10'8 (4.42m x 3.25m)

### OUTSIDE

Front Garden  
 Rear Garden

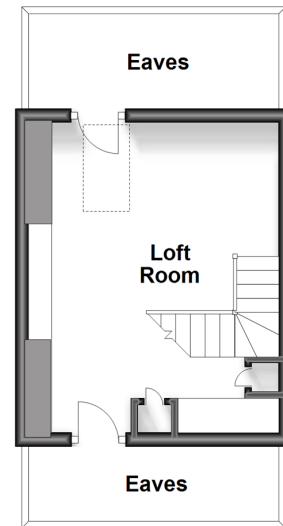
**Ground Floor**  
 Approx. 38.9 sq. metres (419.0 sq. feet)



**Split Level First Floor**  
 Approx. 34.3 sq. metres (369.4 sq. feet)



**Second Floor**  
 Approx. 16.7 sq. metres (179.3 sq. feet)



**Call Gillingham - 01634 851191 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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