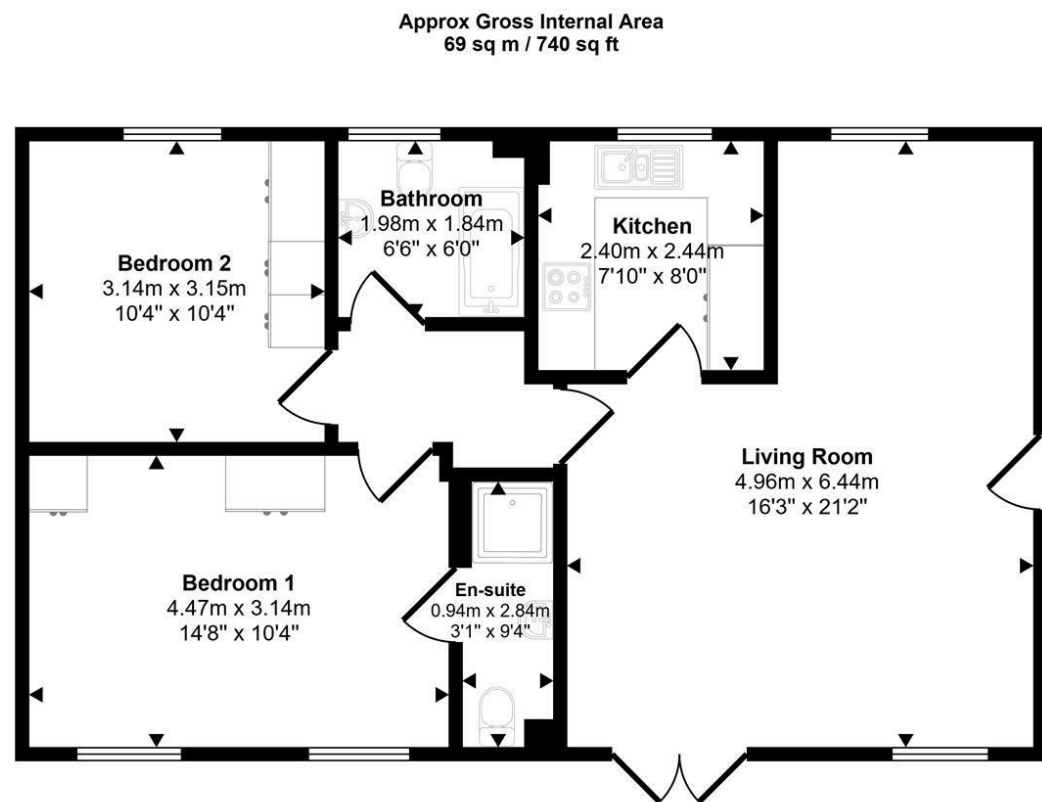


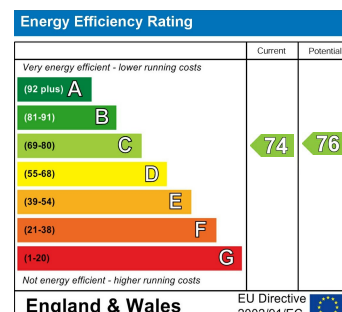


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Newbury
Gillingham

Asking Price
£165,000

Situated in a convenient location, this bright and spacious two-bedroom ground floor apartment offers excellent potential for buyers looking to add their own touch. In need of some updating throughout, the property presents a fantastic opportunity to create a comfortable and stylish home. The property boasts an enviable position, just a short walk to the mainline train station and within easy reach of all the town's amenities.

The heart of the apartment is a generously sized sitting/dining room, filled with natural light and featuring patio doors that open directly onto a communal outdoor space—ideal for enjoying morning coffee or relaxing in the fresh air. The kitchen is well-equipped and of a good size, offering ample storage and worktop space. Both bedrooms are well-proportioned and include built-in wardrobes, providing plenty of storage. The principal bedroom benefits from its own en-suite bathroom, while a separate family bathroom serves the rest of the apartment.

Further features include allocated parking and direct access to the communal garden area at the front of the flat—perfect for low-maintenance outdoor living.

A viewing is absolutely necessary to truly appreciate the delightful and tranquil surroundings and how easily it would satisfy many potential buyers' needs, not just as a first home but a great downsizer, retreat from a hectic city life or even as an investment for the rental market. An early viewing is strongly recommended so as not to miss out on the opportunity to be the next owner.



The Property

Accommodation

Inside

Upon entering the apartment, you step into the generously sized and spacious living space which is plenty big enough to be set up as a sitting room/diner and there are patio doors leading out to the front. The kitchen is well equipped with a good amount of eye and floor level storage, a separate drawer unit for kitchen utensils and cutlery, as well as kitchen appliances. There are two generously sized bedrooms, both of which benefitting from built in storage and the principle bedroom offers an en-suite. The family bathroom has a bath with an overhead shower, pedestal style wash hand basin and a low level WC.

Outside

Parking
There is a car park just a short

distance from the apartment with an allocated parking space.

Communal Gardens

The apartments are set in beautifully landscaped grounds with a central pond and plenty of visitor parking spaces.

Useful Information

Energy Efficiency Rating C
Council Tax Band
Gas Fired Central Heating
UPVC Double Glazing
No Children under 5 as residents.
No Pets
Leasehold
999 years from 22 August 1996
Service Charge £ 399.07 per quarter
55's and over

Directions

Postcode - SP8 4HG
What 3 words -
[///gravitate.vibrate.arming](http://gravitate.vibrate.arming)

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.