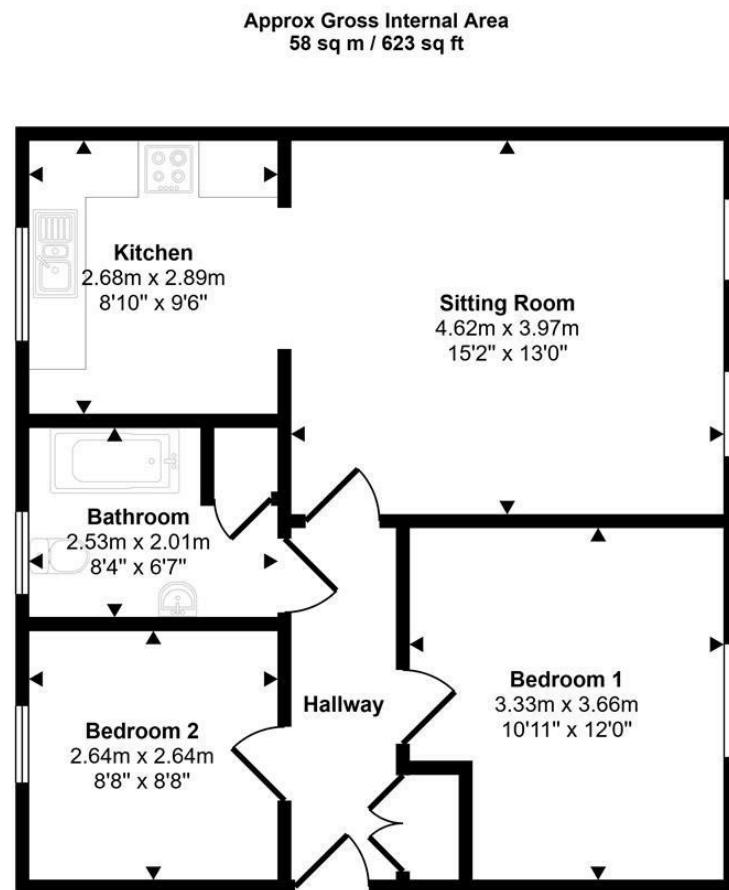




Floorplan

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.



Otter Springs Gillingham

Guide Price
£145,000

623 SQ FTSpacious & Stylish Ground Floor Apartment – No Chain, No Hassle

Buzzing with potential and sitting in a prime, well-connected location, this spacious 623 sq. ft./58 sq. m purpose-built ground floor apartment is a fantastic find for first-time buyers, investors, or anyone looking for a smart, low-maintenance lock-up-and-leave.

Step inside to a surprisingly generously sized entrance hall—a rare feature in apartments—which sets the tone for the space on offer. There's a handy double cloaks cupboard, ideal for keeping everything neat and out of sight. At the heart of the home is a bright, contemporary open-plan living space, combining sitting, dining, and kitchen areas into one sociable hub. Whether you're hosting friends or just enjoying a quiet night in, this space works beautifully—modern, fresh, and functional. The kitchen comes fitted with easy to clean units and space for appliances, ready for use with plenty of scope to upgrade or personalise over time.

Both bedrooms are true doubles, with space for wardrobes, desks, or dressers—making this an excellent option for sharers, guests, or working from home. The bathroom is fresh and well-presented, with a full-size bath and neutral décor. Outside, the apartment comes with its own allocated, lettered parking space, which is right by the rear entrance and the development is well-maintained and easily accessible.

Offered with no onward chain, the sale can move at your pace. The property is also low-maintenance, making it a fantastic investment or second home option.

Set within easy reach of a primary school, supermarket, local shops, petrol station, and just a short distance to the town centre and mainline train station, everything you need is practically on the doorstep.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Property

Accommodation

Inside

The communal front door opens into the main hall where there are stairs to the other floors, door to the car park and door to the apartment itself. The apartment's front door opens into a generously sized entrance hall with a double sized cloaks cupboard, which keeps all your coats, boots and shoes tidy. Doors lead off to all the accommodation.

The large open plan living space enjoys an outlook to the front - overlooking the shrubbery and has plenty of room for settees, armchairs and a dining table and chairs. It is a great social space for spending time with family and friends and as the kitchen area is open this allows the chef to be connected to their guests. The kitchen overlooks the carpark to the rear and is fitted with floor cupboards with drawers, work surfaces with a tiled splash back and a stainless steel sink and drainer. There is scope, as and when, to update the kitchen units to your own style. There is space for a fridge/freezer and slot in cooker plus plumbing for a washing machine. For appearance and practicality, the floor is laid in a ceramic tile effect vinyl.

There are two double bedrooms - one overlooking the shrubbery to the front, whilst the other looks out over the parking to the rear. The bathroom is fitted with a pedestal wash

hand basin, WC and a bath with a mixer tap and shower attachment. There is also the airing cupboard housing the hot water cylinder. The floor is laid in a practical and attractive ceramic tile effect vinyl.

Outside

In front of the building there is a shrubbery that is enclosed on either side of the main entrance by metal railings. The entrance to the parking is located to the right hand side of the building and the property's space is located at the end and denoted by the letter 'B'.

Useful Information

Energy Efficiency Rating D
Council Tax Band B
uPVC Double Glazing
Electric Heating
Mains Drainage
Leasehold
Term of Lease - 125 years from 2005
Ground Rent - £125 per annum
Service Charge - £1200 per annum approx
No Onward Chain
No Pets Allowed
The owner of the apartment has the opportunity to be a director of the management company for the block of apartments

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by

rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere.

In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private education, offering excellent academic standards and a strong co-curricular focus. With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.
Postcode - SP8 4GX
What3words - ///thousands.nature.selection

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.