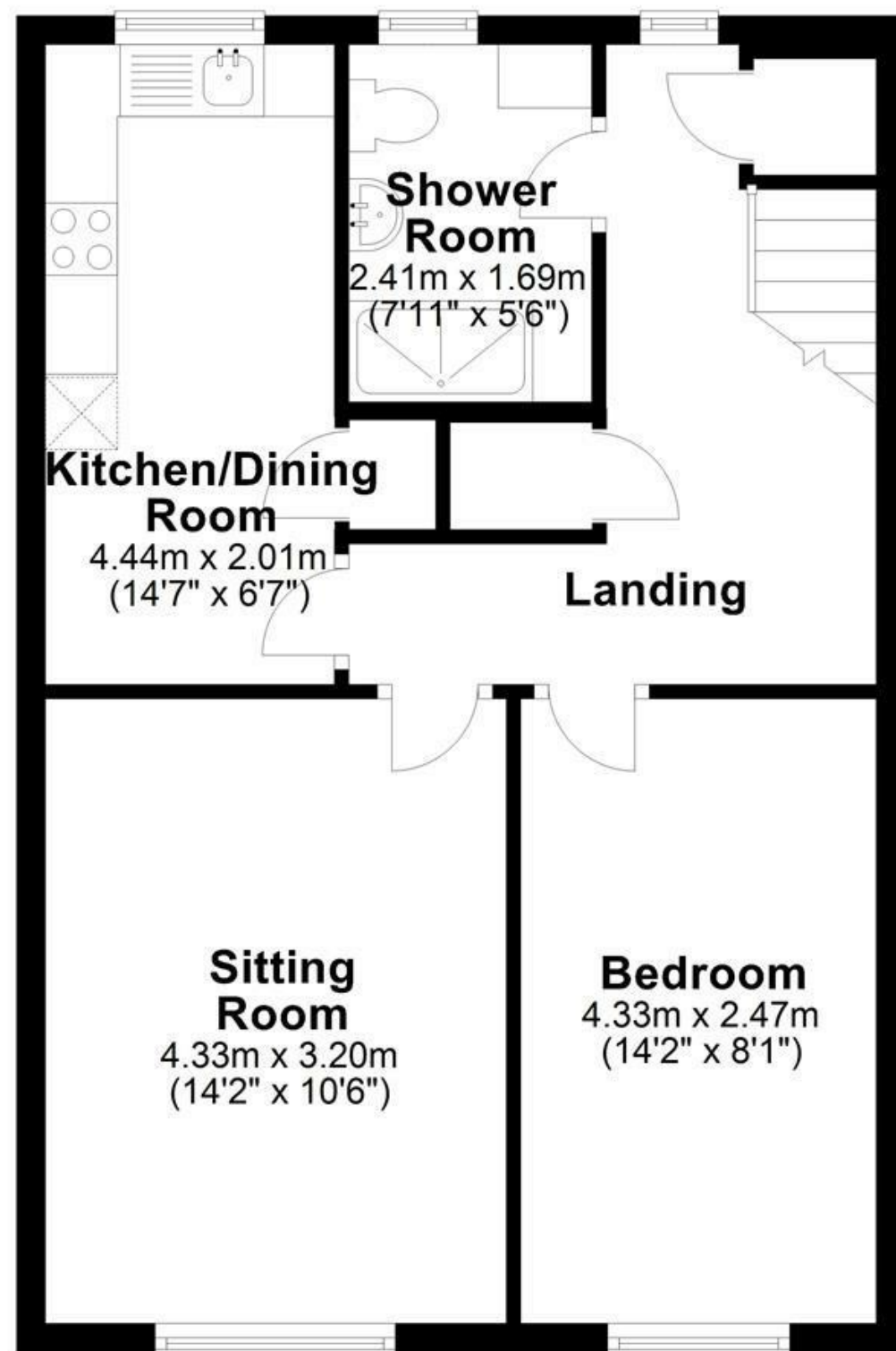


Floor Plan

Approx. 51.0 sq. metres (549.4 sq. feet)



Total area: approx. 51.0 sq. metres (549.4 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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	

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selling and letting properties



King Edmund Court
Gillingham

Asking Price
£95,000

A Peaceful Riverside Lifestyle for the Over 55s:-

Enjoying a tucked away position, at the back of this beautifully landscaped development, with leafy views stretching across the gardens to the river, this first-floor apartment offers the perfect balance of independence and community for the over 55s. With its own private front door and plenty of natural light throughout, it's a home that's as welcoming as it is practical.

The sitting room is bright and inviting – an ideal spot to relax with a good book or to enjoy the outlook. The kitchen and dining area bring everything together in one sociable space, while the comfortable double bedroom and modern shower room (with handy plumbing for a washing machine) make daily living easy. Well presented and maintained with new double glazing throughout and updated heating, there's also plenty of scope to add your own personal style.

Life here is about more than just the apartment. The four acres of landscaped grounds provide peaceful places to stroll or simply sit and take in the views over the meadows to the river. There's a friendly residents' lounge hosting regular social events, a laundry room, and even a guest suite for visiting family that can be booked at a nominal cost. With a part-time development manager on hand, support is available if needed – giving peace of mind without intruding on your independence.

All this sits within a level walk of the town centre, putting shops, cafés, and everyday amenities within easy reach. Whether you're looking for a full-time home or a secure place to lock up and leave, this lovely apartment provides a retreat that offers a relaxed and fulfilling lifestyle. And with no onward chain, your next chapter could begin right away.

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The Property

Accommodation

Inside

Ground Floor

A path leads up to the storm porch where the front door opens into a small hall with stairs rising to the galleried landing.

First Floor

From the landing you will find doors leading off to all the accommodation and to a storage cupboard and the airing cupboard, which house the hot water cylinder. The bright and spacious sitting room has a large window that overlooks the grounds to the rear. There is plenty of space for a settee and armchairs and provides a great space for relaxing, nature watching and spending time with friends and family. The combined kitchen and dining room, is also well proportioned and looks out to the front. It is fitted with a range of floor cupboards with drawers and eye level cupboards. There is a good amount of work surfaces with a tiled splash back and a sink and drainer with a swan neck mixer tap. The

eye level electric oven is built in and there is a ceramic hob with an extractor hood above. You will also find a handy cupboard with space for a fridge/freezer. The floor is laid in an attractive and practical tile effect vinyl.

The double bedroom enjoys the same outlook as the sitting room and has enough room for a double wardrobe, bedside cabinets as well as chest of drawers. The shower room is fitted with a modern suite consisting of a large walk in shower cubicle with an electric shower, WC and a pedestal wash hand basin. There is also a handy work surface with space and plumbing for a washing machine beneath. For practicality, the floor is laid in a vinyl covering.

Outside

There is parking available on a first come, first served basis. The main grounds lie to the back of the complex and are beautifully landscaped, adjoining meadow land and the town's allotments and lead down to the river. There is the manger's office, a laundry room, guest suite and residents lounge as well as an

outside drying areas and visitor parking spaces.

Useful Information

Energy Efficiency Rating tba
Council Tax Band B
uPVC Double Glazed
Electric Heating
Mains Drainage
Leasehold - 59 years remaining on the lease. No ground rent. Annual service charge of £2,098.52.
No Onward Chain

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, doctors and leisure facilities and excellent schooling for all ages.
Postcode - SP8 4DL
What3words - ///spits.appraised.division

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.