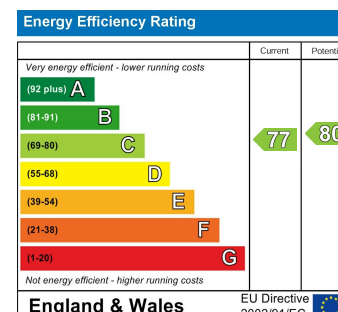


Floorplan

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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## Barnaby Mead Gillingham

Asking Price  
£130,000

Tranquil Meadow-View Retirement Apartment in the Heart of Gillingham:-

Set in a sought-after independent living development for the over-55s, this beautifully presented third-floor apartment offers the perfect blend of comfort, convenience, and community — all just steps from Gillingham town centre.

This light-filled home features two generously sized double bedrooms, a spacious sitting room with an elegant feature fireplace, and dedicated dining area. There is a door that opens onto a charming Juliette balcony, offering peaceful views over the town's scenic meadows — a perfect spot for enjoying your morning coffee or watching the seasons change. The main bedroom boasts a large bay window with a delightful outlook over one of Gillingham's historic churches — you're embraced by views all around as you sit back and enjoy a good book, a peaceful backdrop to quiet moments. The second bedroom provides a restful retreat for guests or hobbies and overlooks the gently flowing river and well-kept lawns of the communal garden.

Residents enjoy access to a welcoming communal lounge, a fully equipped kitchenette, beautifully maintained gardens with a picturesque bridge and stream, and a guest suite available for visiting family or friends.

With doctors, shops, and banks all just a short walk away, this home offers the perfect low-maintenance lifestyle for those looking to enjoy their retirement in comfort and style, right at the heart of a friendly and vibrant community.





### The Property

### Accommodation

#### Inside

The apartment is situated in a retired complex , you will find a welcoming entrance hall at the front of the building where the manager's office is also located. There are stairs as well as a lift, which provides access to all floors. The apartment is situated on the third floor, where the front door to the apartment opens up to an inviting entrance hall. In the hall you will find a cloaks cupboard with hanging rails, storage cupboard as well as the airing cupboard housing the hot water cylinder. The hall is laid in an appealing and neutral coloured carpet which continues throughout the home (with the exception of the kitchen and bathroom), creating a warm and cosy feel.

The sitting room is positioned overlooking the town's meadow, with a door opening up to a Juliette balcony, allowing the room to draw in natural lighting. Equipped with a feature fireplace, the sitting room gives a feel for cosiness as well as a large space for entertaining and dining. Leading onto the kitchen, you will find floor and eye level cupboards, with plenty of wood effect work

surfaces with a tiled splash back and a stainless steel sink with a mixer tap. The kitchen window has a pleasant outlook over the river and town's meadow. The kitchen is thoughtfully designed with plumbing in place for a washing machine, and there's room for an electric cooker and fridge/freezer. Behind the door, a generous storage area offers flexible space for whatever you need — whether it's cleaning supplies, pantry items, or your personal touches.

Following along the hall, there is a large double bedroom with fitted a wardrobe with bi-folding doors and the bay window has a views of the church. The second bedroom is a good sized double, with views of the communal gardens and river.

The well proportioned bathroom is fitted with a modern suite, consisting of a shower cubicle with a mains shower, pedestal basin and a WC.

#### Outside

The communal gardens are tucked away to the rear of the building, offering a peaceful outdoor retreat. A charming bridge crosses the river, leading to the main garden area, which lies to the side— an ideal spot to relax, unwind, or enjoy nature.

### Useful Information

Energy Efficient Rating C  
Council Tax Band C  
uPVC Double Glazed Windows  
Individually Controlled Electric Radiators  
Mains Drainage  
Leasehold - 125 Years from 1992  
Service Charge - £4,116 Per Annum (Split into two instalments)  
Ground Rent - £350 Per Annum (£175 Paid every six months)  
No Onward Chain  
The carpets throughout the apartment are about 5 years old

### 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, - all within walking distance of the apartment.  
Location - SP8 4AD  
What3words - ///deduct.started.initiates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.