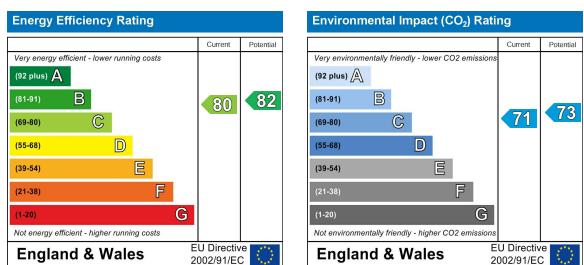




Total area: approx. 65.9 sq. metres (709.6 sq. feet)

Unit 2 The Centre
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Guide Price
£125,000

Barnaby Mill Gillingham

Presented to the market with the advantage of no onward chain, is this lovely two bedroom first floor apartment, which enjoys views over the river and is just a short walk to the town's high street where there is a selection of independent shops and chain stores. The property is also within walking distance to doctor and dentist surgeries as well as the mainline train station. The apartment has been designed for those over 55 years old, experiencing their leisure years and perhaps needing the security of some back up support now and then. Barnaby Mill is managed by Retirement Property Services and benefits from a development manager who is available Monday to Friday day time, lift serving all floors, laundry room, guest suite for a nominal charge and residents lounge which hosts many events. The property also benefits from uPVC double glazed windows, economy 7 electric heating and emergency pull cords throughout. The apartment offers independent living and makes an ideal home for someone looking for a main residence or even as a lock up and leave.

In brief, the apartment comprises of welcoming entrance hall with storage cupboards, good sized light sitting room with Juliette balcony overlooking the river to the rear of the building, study and kitchen with plenty of cupboards. There is also the shower room and two bedrooms, master with fitted wardrobes. Bedroom two is currently being used as a dining room. Outside there is allocated parking and the communal gardens.

Energy Efficiency Rating C - Council Tax Band C - DRAFT DETAILS



ACCOMMODATION

Inside

Entrance Hall

Panelled front door with spy hole opens into a welcoming light entrance hall. Ceiling lights. Electrical consumer unit. Entry phone and emergency assistance pull cord. Economy 7 electric heater. Power points. Storage cupboard. Airing cupboard housing the hot water cylinder and fitted with shelf and automatic light. White panelled doors to all rooms.

Sitting Room

4.95m" x 3.66m (16'3" x 12')

Door with full height windows to either side opens to the Juliette balcony with river view and partial view of the gardens. Ceiling and wall lights. Coved. Economy 7 electric heater. Power, telephone and television points. White panelled door to the:-

Study

2.69m" x 1.78m" (8'10" x 5'10")

Window to the rear. Ceiling light. Wall mounted electric heater. Power points.

Kitchen

3.12m" x 2.39m" (10'3" x 7'10")

Window with tiled sill to the rear with view over the river. Ceiling light. Wall mounted electric fan heater. Power and telephone points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards. Good amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mono tap. Space for under counter fridge and for a freezer. Space for slot in cooker. Vinyl flooring.

Master Bedroom

3.12m" x 3.18m" (10'3" x 10'5")

Measurement excludes the wardrobes - Window to the rear with view over the river and glimpse of the communal gardens. Ceiling light. Coved. Economy 7 electric heater. Emergency assistance pull cord. Power and television points. Two fitted double wardrobe with hanging rail and shelf.

Bedroom Two/Dining Room

3.61m" x 1.98m" (11'10" x 6'6")

Window to the rear with river view and partial view of the gardens. Ceiling light. Coved. Wall mounted electric heater. Power points.

Shower Room

Ceiling light. Extractor fan. Wall mounted electric fan heater. Suite consisting of low level WC, pedestal wash hand basin with shelf and shaver/light and point over and a large shower cubicle with laminate panelled

walls, soap, shampoo and conditioner dispensers. Laminate panelled walls. Wall mounted bathroom cabinet. Vinyl flooring.

Outside

Communal Areas and Parking

There is allocated parking to the rear/side of the building. A gate from the parking opens to the garden, which lie by the riverside and are mostly laid to lawn.

Services

The apartment benefits from a Development Manager who is full time.

All floors benefit from the lift.

There is a communal lounge where many events take place and is open to all residents.

In addition there is a laundry room and guest suite which may be booked for a nominal overnight fee.

Important Information

Term of lease.....125 years from 25/12/1992

Ground Rent.....£300 per annum approximate

Service Charge.....£1605 per half year

The above to be confirmed by the solicitors

Directions

From the Gillingham Office

Leave the Gillingham office and follow the road down the High Street passing Lloyds TSB on your right. Just after the church turn right into Barnaby Mead and the apartments will be on the left hand side.



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.