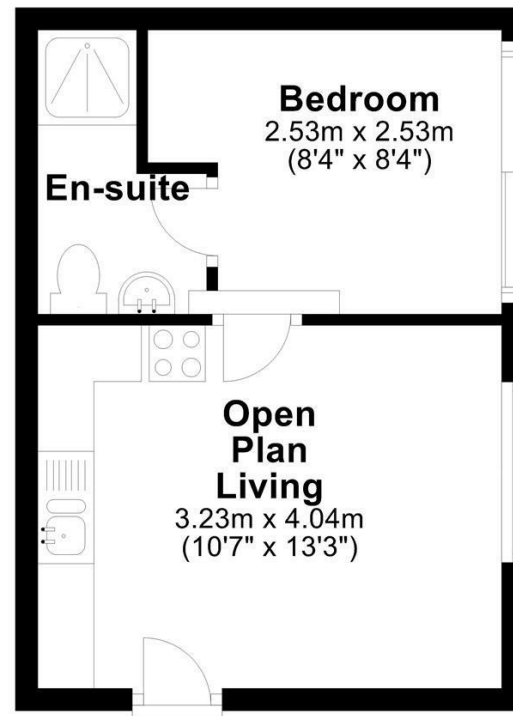


Floor Plan
Approx. 23.9 sq. metres (257.5 sq. feet)



area: approx. 23.9 sq. metres (257.5 sq.)

Morton • New

selling and letting properties



**New Road
Gillingham**

**Per Month
£725 Per Month**

A well-presented ground-floor apartment offering convenient and comfortable living in a great location, available to let and ready to move into.

Benefiting from its own private front door, the property opens into a bright open-plan kitchen, dining, and living space, creating a practical and welcoming environment. The kitchen is fitted with modern cupboards, work surfaces with tiled splashbacks, and space for appliances.

The double bedroom enjoys patio doors opening directly onto a small private garden area and offers direct access to the en-suite shower room, fitted with a modern white suite.

Externally, the property benefits from an allocated parking space together with ample additional off-road parking for residents and visitors.

Ideally situated close to countryside walks, the town centre, and the mainline train station, the apartment is perfectly positioned for commuters and those seeking easy access to local amenities.

This property offers low-maintenance living in a convenient location and is available to move into immediately (subject to referencing and tenancy agreements).

Available Now

Sorry non Smokers and no vapers.

EPC Rating Band 'D'

Council Tax Band 'A'

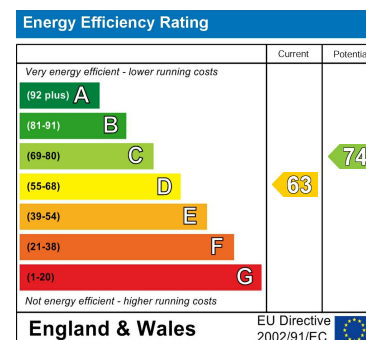
Deposit Required £835.00.00 (1 week before the move in date along with the rent)

Subject to Referencing, 1 weeks (£165.00) holding deposit will be required.

www.mortonnew.co.uk

**Restways
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Dorset
SP8 4AA**

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The Property

Accommodation

Inside

The front door opens into an open plan living space with a window to the side overlooking the garden. The kitchen area is fitted with modern floor and eye level cupboards plus work surfaces with a modern tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is space for a slot in electric cooker, under counter fridge and there is plumbing for a washing machine. The kitchen area is fitted with wood effect flooring, whilst the rest of the living space is laid to carpet.

The double bedroom has a patio door to the side opening to the garden and has a built in wardrobe. The en-suite shower room is fitted with a modern white suite comprising:- wash hand basin, WC and shower cubicle with an electric shower.

Outside

There is a small garden to the side of the apartment that is laid to lawn with a shrub and flower bed. There is also an allocated parking space close to the property.

Useful Information

- Energy Efficiency Rating D
- Council Tax Band A
- UPVC Double Glazing
- Electric Heating
- Mains Drainage
- Leasehold - 62 years left on the lease
- Ground rent £125
- Maintenance of approx. £980 per annum
- No Onward Chain

Location and Directions

The property is within walking distance to the town centre and mainline train station 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 4SR
What3words -
///spellings.bring.marbles

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.