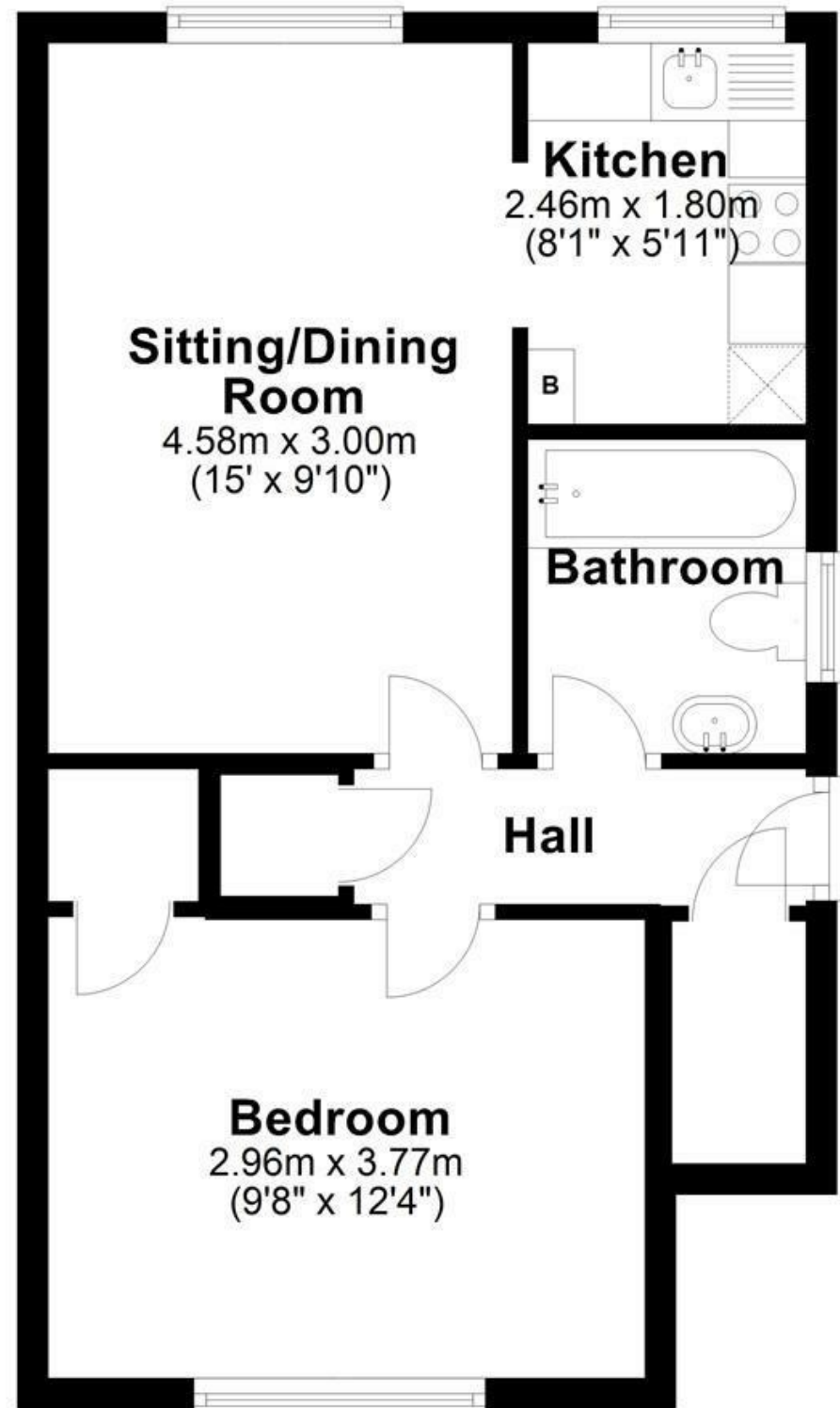


## Floor Plan

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 40.7 sq. metres (437.8 sq. feet)

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Morton • New

selling and letting properties



Shaftesbury Road  
Gillingham

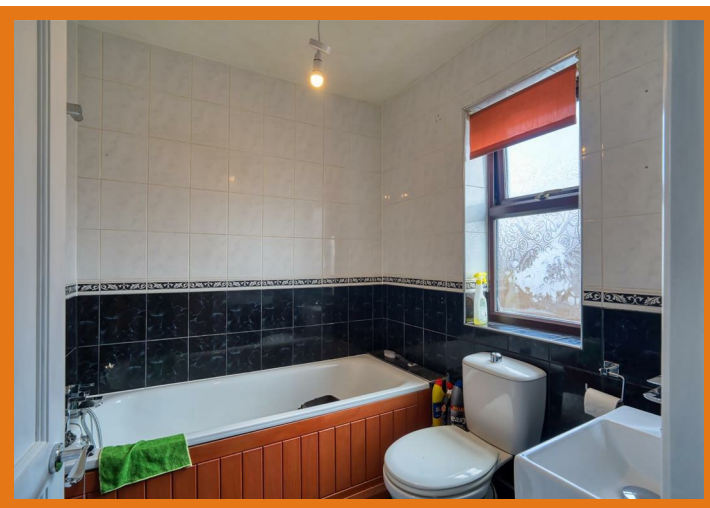
Asking Price  
£110,000

A well presented one bedroom ground floor apartment, situated within easy walking distance of Gillingham town centre and mainline railway station. Gillingham is a thriving Dorset market town with a good range of shops, supermarkets, cafés, public houses and everyday amenities, with direct rail services to London Waterloo and the West Country on the doorstep.

The accommodation comprises a generous sitting and dining room, a well equipped kitchen and a good sized double bedroom, all served by a bathroom. Two large storage cupboards in the entrance hall and a built in wardrobe in the bedroom ensure storage is well catered for throughout. The bedroom carpet has recently been replaced, the internal doors have been painted and a new bathroom sink has been installed.

Outside, the property benefits from an allocated parking space and communal gardens to the front and rear, maintained by a visiting gardener. Offered for sale with no onward chain and the benefit of a share of freehold, this is an ideal first home, rental investment or lock up and leave base. The rental income would be £700 PCM.

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## The Property

### Inside

A hallway with two large storage cupboards leads through to the principal rooms. The sitting/dining room is a generous and comfortable space with an opening through to the kitchen, which is fitted with wood units, good work surfaces and space for a washing machine and freestanding cooker and fridge freezer. The double bedroom overlooks the communal gardens to the front and benefits from a built in wardrobe and recently replaced carpet. A bathroom with bath, WC and recently replaced wash hand basin completes the accommodation.

### Outside

Although there is no private garden specifically attached to the flat, the green spaces at the front and rear are maintained by a visiting gardener, and offer scope for small plants or flower pots if desired.

There is a grassed area from the parking, which the current owner has used during her time of living here.

The allocated parking space is accessed under the arch and to the right and is located by the path to the front door.

### Useful Information

Energy Efficiency Rating C  
 Council Tax Band A  
 uPVC Double Glazing Throughout  
 Gas Fired Central Heating from a Combination Boiler with a Water Softener- Installed 2017 and regularly serviced  
 Mains Drainage  
 Leasehold - Share of Freehold  
 Term of Lease - 250 years, created on 01/2025  
 Ground Rent and Service Charges - £525 per annum approx and includes sinking fund  
 Ham Court is managed by Residents Management (No.91) Limited. Each owner is an equal

shareholder of the management company.

### Location and Directions

Gillingham is a well-served town offering a range of everyday amenities, including independent shops, supermarkets and schooling, along with a mainline railway station providing direct links to London Waterloo. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4LU

What3words ///cattle.hairspray.fue

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.