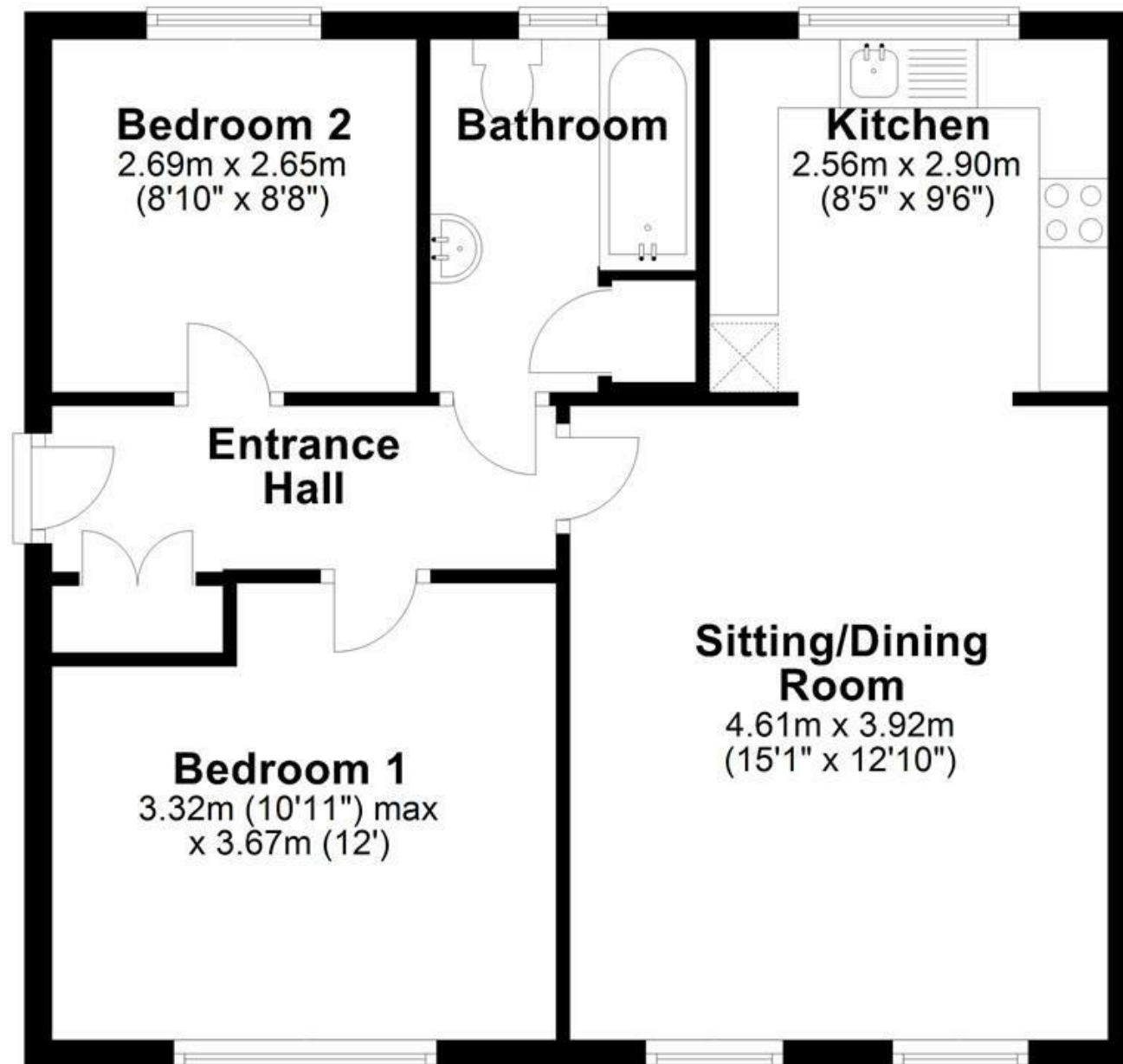


Ground Floor

Approx. 62.7 sq. metres (674.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

Restways
High Street
Gillingham
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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	76	79



Otter Springs
Gillingham

Asking Price
£140,000

Step into effortless modern living with this purpose-built ground floor apartment, offering a generous 674 sq. ft/62 sq. m of thoughtfully designed space. With its fresh, welcoming feel and low-maintenance lifestyle, it's the perfect first home, a stylish lock-up-and-leave, or a smart addition to an investment portfolio.

A wide entrance hall sets the scene, complete with a double storage cupboard to keep everything neatly tucked away. The heart of the home is the open-plan sitting and dining room — an inviting space filled with natural light, large enough to host a dining table for gatherings yet cosy enough to relax at the end of the day. Flowing seamlessly from here, the kitchen offers plenty of cupboards and room for appliances, making it easy to cook, entertain, and enjoy life's simple pleasures. The two bedrooms have been designed with versatility in mind. The main is a generous double, calm and comfortable, while the second works beautifully as a cosy double, generous single, or even a stylish home office. A modern bathroom completes the interior, adding a touch of contemporary comfort.

Beyond your front door, life becomes even easier. Residents enjoy the use of a beautifully maintained communal garden — a peaceful green retreat with borders crammed with flowers, shrubs and trees, and without the upkeep — and private parking for added convenience.

Perfectly located, the apartment is just moments from local facilities including a primary school, with the town centre and mainline train station also within easy reach. Whether you're stepping onto the property ladder, seeking a lock-and-leave base, or looking for a low-fuss investment, this home offers the ideal blend of style, convenience, and lifestyle.



The Property

Accommodation

Inside

The front opens into a spacious and bright communal entrance hall with access to the apartment and to the rear communal garden. The apartment's door opens into a good sized welcoming entrance hall with doors leading off to the bedrooms, bathroom and sitting/dining Room. There is an entry phone and useful built in double sized cupboard, as well as plenty of space for coats, boots and shoes. The large, bright sitting/dining room has an aspect to the front and plenty of space for settees and armchairs plus a good sized dining table. A great room to spend time entertaining friends and family.

An arch from the sitting/dining room opens to the kitchen area, which enjoys a view over the communal rear garden. It is fitted with a range of light wood grain effect kitchen units consisting of floor cupboards with drawers and eye level cupboards. You will find a generous amount of work surfaces, with a tiled splash back and a stainless steel sink and drainer. There is space for fridge/freezer, and plumbing for a washing machine and a dishwasher. The

electric oven is built with a ceramic hob and extractor hood above plus a kick heater below. For practicality, there is vinyl flooring.

There is a generously sized single bedroom (small double) with an outlook over the rear gardens and a well proportioned double bedroom with an aspect to the front. The bathroom is fitted with a modern suite consisting of a pedestal wash hand basin, WC and bath with mixer tap and shower attachment. There is also the airing cupboard housing the hot water cylinder (recently replaced). For practicality, you will find that the floor is laid in a vinyl covering.

Outside

There is an allocated parking space to the right hand side of the property as well as the bin store. The communal rear garden are an absolute pleasure being laid to lawn and edged by well stocked shrub and flower beds. A wonderful place to sit and enjoy. There is access from the rear of the building or from the left hand side.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing

Mains Drainage
Unexpired Term of Lease.....94 years
Fees.....£600 paid every 6 months (solicitor to verify)

Location and Directions

The property is within walking distance to local facilities that include a children's play area, an Aldi, vets, petrol station with shop plus the garden centre - the town centre and mainline train station a little further on. 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 4GX
What3words - ///sushi.prospered.livid

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