



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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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		83	84
EU Directive 2002/91/EC			



Barnaby Mead Gillingham

Guide Price
£150,000

Situated within easy reach of Gillingham town centre, this stylish and thoughtfully updated retirement flat offers a perfect blend of comfort, convenience, and low-maintenance living. Set in a well-maintained development, the property is within walking distance of local shops, a supermarket, GP and dental surgeries, making day-to-day errands and healthcare easily accessible.

The flat features two well-proportioned double bedrooms, both beautifully appointed with handcrafted built-in wardrobes, offering excellent storage while maintaining a clean, uncluttered look. In addition, there is a separate study and a dedicated office area—ideal for those who work from home, enjoy hobbies, or simply need flexible extra space.

The heart of the home is the open-plan living room and kitchen, designed to create a spacious and sociable environment. The kitchen has been fully modernised and fitted with premium Neff appliances, offering a sleek and functional space for cooking and entertaining. The living area is light and airy, with neutral décor and quality flooring that runs throughout the home.

This property has been completely refurbished to a high standard, including a new gas boiler, updated electrical systems, and a comprehensive cosmetic refresh, ensuring a move-in-ready experience with no additional work required.

Additional features include double glazing, efficient heating, and an owned parking space which is directly to the front of the property, offering peace of mind and practicality.

Whether you're downsizing, seeking a peaceful community, or simply looking for a modern home close to essential amenities, this retirement flat presents an exceptional opportunity.



The Property

Accommodation

Inside

From the front of the building there are locked doors (for security purposes), that open into a foyer and then into the main hall of the complex. Here there is the development manager's office and stairs plus a lift serving all floors. On the first floor there is the laundry room, which is free for all to use and on the second floor there is the communal lounge where many events are held. The apartment is located on the first floor, which is also where the laundry room is located.

Upon entering the property, you step into a spacious and welcoming entrance hall with doors leading to the living room, two bedrooms and family bathroom. The heart of the home is the open-plan living room and kitchen, designed to create a

spacious and sociable environment. The kitchen has been fully modernised and fitted with premium Neff appliances, offering a sleek and functional space for cooking and entertaining. The living area is light and airy, with neutral decoration and quality flooring. There is a separate reception room which would work well as an office or hobby room.

There are two great sized bedrooms, both with hand crafted fitted wardrobes. The shower room has a double walk in shower, vanity style wash hand basin and a low level WC.

There is a large storage cupboard housing the boiler, hot water cylinder and electricals.

Outside

Communal Gardens
The gardens may be accessed from the building or from the rear car park. There is some garden to the side of the building with the main

garden being located on the opposite side of the river. The garden is free for all to use and offers a peaceful location with the sound of the water running by and birds in the trees.

Useful Information

Energy Efficiency Rating
Council Tax Band
UPVC Double Glazing
Electric Heating
Mains Drainage
No Onward Chain
Leasehold.....Term of Lease
125 years from December 1992
Service Charge.....£3,499.32 per annum (2024)
Ground Rent....£300 per annum

Directions

Postcode - SP8 4AD
What 3 words -
stages.workbook.improvise

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