

# Morton • New

selling and letting properties



Newbury  
Gillingham

Guide Price  
£99,950

\*\*\*NO ONWARD CHAIN\*\*\*BEAUTIFULLY PRESENTED\*\*\*CLOSE TO THE TOWN CENTER\*\*\*RETIREMENT FLAT\*\*\*1 BEDROOM\*\*\*

Enjoying a fabulous position, close to the town centre and mainline railway station is this well proportioned one double bedroom top floor apartment that has been especially designed for those over 60. The apartment benefits from being presented to the market with the advantage of no onward chain and forms one of thirty five other one and two bedroom apartments built by Churchill Retirement in 2011. The apartment offers independent living with peace of mind that there is additional support from the full time lodge manager, if required and plenty of activities for those who wish to get involved either taking place in the communal lounge or outside venues. There is also a guest suite that may be booked for a nominal fee, laundry room and lift serving all floors. There is parking on a first come first served basis and an entry phone system. The apartment itself has uPVC double glazed windows and electric heating. Viewing is vital to really appreciate this lovely home, the lifestyle on offer and the location, which is within an easy walk to the mainline train station, leisure centre and doctor and dentist surgeries with the town centre also within close proximity and offering a range of shops and entertainment venues.

In brief, the accommodation consists of entrance hall with good sized airing cupboard, sitting/dining room, kitchen with some integrated appliances, double bedroom with fitted wardrobe and the bathroom.

Energy Efficiency Rating B - Council Tax Band B

## ACCOMMODATION

### Inside

#### Communal Entrance

The main entrance to the building is located to the rear. The door opens to a reception area with further door opening to the residents lounge with kitchen area and the Lodge Manager's office. Proceed through the lounge veering to the left. The apartment is situated on the second floor and accessed either by the lift or stairs.

#### Apartment Entrance

White panelled door with spy hole opens to a wide hall. Ceiling light. Smoke detector. Access to the loft space. Dado rail. Caretech panel. Power points. Large airing cupboard housing the hot water cylinder and electrics and fitted with slatted shelves. White panelled doors to the bedroom and bathroom and pane glass door to the:-

#### Sitting Room

14'8" x 10'10" (4.47m" x 3.30m")

Maximum measurement. Window to the side of the building with roof top views. Ceiling light. Part coved. Wall mounted electric heater. Power, telephone and television points. Feature fireplace with coal effect electric fire. Pane glass door to the:-

#### Kitchen

7'8" x 7'1" (2.34m" x 2.16m")

Ceiling light. Coved. Extractor fan. Wall mounted electric fan heater. Fitted with a range of modern wood grain effect kitchen units consisting of floor cupboards with drawers, separate drawer unit and eye level cupboards. Generous amount of work surfaces. Part tiled walls. Stainless steel sink and drainer. Integrated fridge and freezer. Ceramic hob with extractor hood over. Built in eye level electric oven with storage above and below. Vinyl flooring.

#### Bedroom

12'5" x 8'10" (3.78m" x 2.69m")

Measurement excludes the wardrobe. Window to the side

of the building with roof top views. Ceiling light. Partly coved. Wall mounted electric heater. Power, telephone and television points. Fitted double wardrobe with sliding mirror fronted doors, hanging rail and shelf.

#### Shower Room

Ceiling light. Coved. Extractor fan. Wall mounted chrome heated towel rail. Fitted with a suite consisting of low level WC with dual flush facility, vanity style wash hand basin with mirror over and shaver light and point and large shower cubicle. Wall mounted bathroom cabinet. Vinyl flooring.

#### Important Information

#### Charges

Lease - 125 years from the 1/05/2011

Ground Rent - TBA

Service Charge - TBA

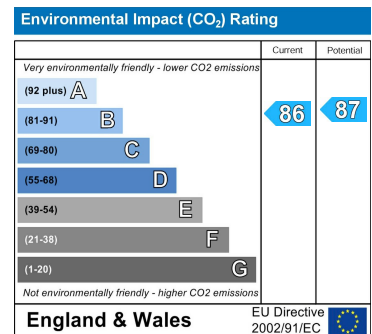
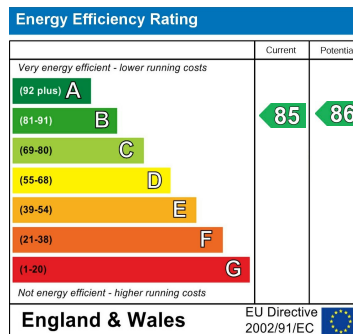
Managed by Millstream

To be confirmed by the solicitors

#### Directions

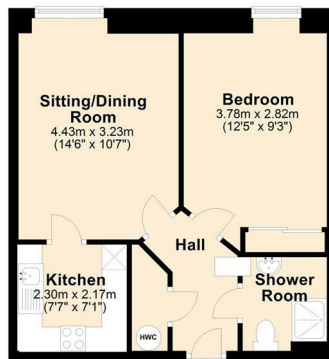
#### From the Gillingham Office

Proceed up the High Street where the apartment block will be found on the left hand side on the corner of Harding's Lane. The main entrance will be found at the back of the building under the arch.



#### Floor Plan

Approx. 41.0 sq. metres (441.6 sq. feet)



total area: approx. 41.0 sq. metres (441.6 sq. feet)

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.

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