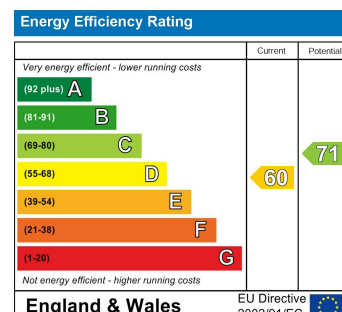


Floorplan

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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## Milford Court Gillingham

Asking Price  
£90,000

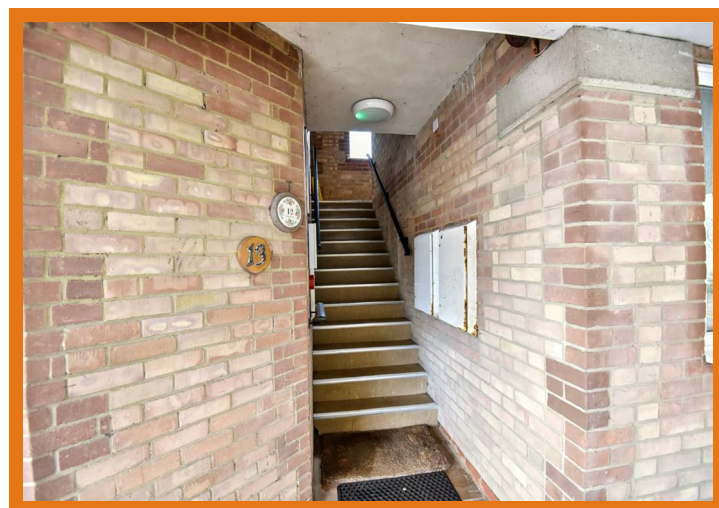
Designed exclusively for the over 40s, this purpose-built first-floor apartment offers comfortable, low-maintenance living on the fringe of Gillingham, linked to the characterful former brewery building. It's perfectly positioned for those seeking convenience, community, and easy access to both town amenities and beautiful countryside.

The apartment features two well-proportioned bedrooms and a spacious double-aspect sitting room, complete with a charming feature fireplace that adds warmth and character. A practical kitchen and a modern shower room complete the accommodation, with plenty of scope to personalise and make the space your own. Outside, residents enjoy attractive communal gardens and available parking, making day-to-day living simple and stress-free. Offered with no onward chain, the property is ready for immediate occupation.

Ideally located, the home is within walking distance of local facilities, close to the town centre, and conveniently near the mainline train station — perfect for those who value accessibility. Gorgeous countryside walks are just moments away, offering a peaceful balance to town living.

Whether you're looking for a comfortable full-time residence or an ideal lock-up-and-leave UK base, this well-situated apartment presents an excellent opportunity in a sought-after and well-connected setting.





## The Property

### Accommodation

#### Inside

The property is accessed from under the arch, up a flight of stairs that rise to a landing which serves two apartments. Our apartment's door opens into a entrance hall with doors leading off to the bedrooms, shower room and sitting/dining room. You will also find the airing cupboard housing the hot water cylinder and a storage cupboard. The spacious sitting/dining room enjoys plenty of natural light with a window to the side and to the front of the building. There is plenty of space for settees and armchairs as well as a good sized dining table plus the feature fireplace adds a focal point to the room.

From the sitting/dining room there is an opening into the kitchen, which looks out to the front of the building. It is fitted with a floor cupboard, separate drawer unit and eye level cupboards. You will find a good

amount of work surfaces with a tiled splash back and a stainless steel sink and drainer with a mixer tap. There is a built in electric oven and hob with an extractor hood above. For practicality, the floor is tiled.

You will find two good sized bedrooms, bedroom two has a built in wardrobe and there is a shower room.

#### Outside

There is a communal garden with drying area and nineteen parking spaces available for use of the complex which is just twenty one units.

#### Useful Information

Energy Efficiency Rating D  
Council Tax Band B  
uPVC Double Glazing  
Electric Heating  
Mains Drainage  
Leasehold with a term of 60 years remaining and a quarterly maintenance charge of £500.00  
No Onward Chain  
For Those over 40 years of age only

### Location and Directions

The property is situated on the fringe of the town and within walking distance to local facilities, which include a OneStop with post office, hairdressers and pet shop plus a primary school and café. The town centre is also within easy reach. Gillingham, itself, 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 4SX  
What3words -  
///coder.organs.jaundice

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 firms employment has the authority to make or give any representation or warranty in respect of the property.