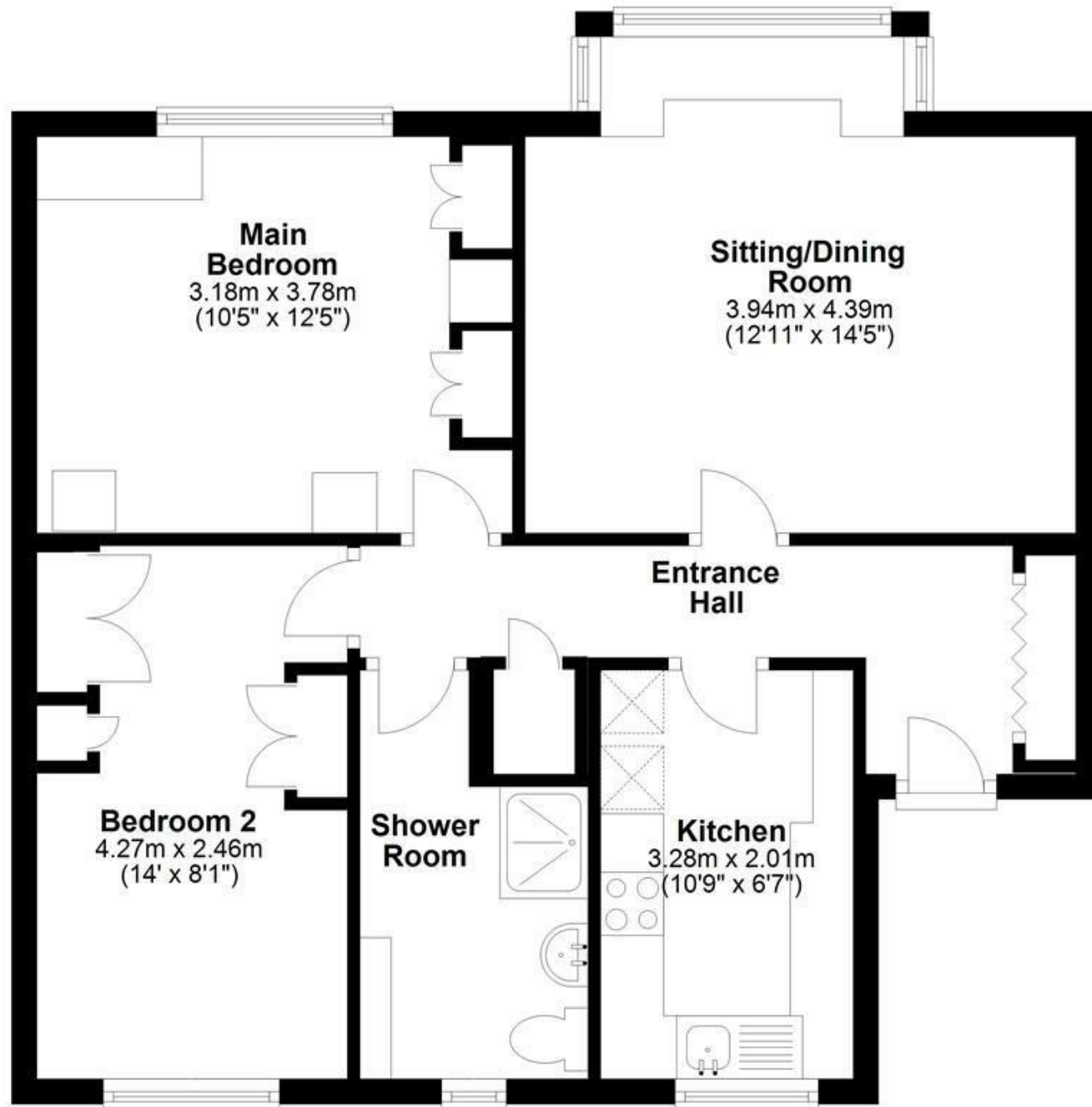


Floor Plan

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 59.6 sq. metres (641.7 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
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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	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75



King Edmund Court
Gillingham

Asking Price
£124,000

IMMACULATELY PRESENTEDMOTIVATED VENDORS***HIGHLY DESIRABLE FIRST FLOOR APARTMENT***ORGANISED SOCIAL ACTIVITIES AND EVENTS*** A delightful first floor apartment with two double bedrooms, designed especially for the over 55s, offering well proportioned, bright accommodation and boasts an ideal location within reach of the town's facilities, including the mainline train station. The property is offered for sale with no onward chain, enjoying an outlook over the Garden of Remembrance with a glimpse of the church tower. The apartment benefits from a stair lift, which is maintained between the two first floor apartments, solid concrete floor, aiding soundproofing, uPVC double glazing and has been fitted with stylish modern electric radiators, which are individually, thermostatically controlled and may be programmed. The apartment also a water heater that provides instant hot water, new kitchen units were fitted about two years ago and the walls have recently been re-painted. The apartment also has access to the loft space with drop down ladder. This well maintained apartment forms part of a small development of one and two bedrooms apartments and two bedroom cottages managed by Broadleaf Management Services with the benefit of a part time scheme manager, a laundry room and residents' lounge, plus a guest suite which may be booked for visitors for a nominal charge. The property must be viewed to truly appreciate the size and layout, as well as the beautiful grounds.

IMMACULATELY PRESENTEDMOTIVATED VENDORS***HIGHLY DESIRABLE FIRST FLOOR APARTMENT***ORGANISED SOCIAL ACTIVITIES AND EVENTS*** In brief, the inside accommodation consists of communal entrance hall, the apartment's hall with large cloaks cupboard, combined sitting and dining room with window overlooking the garden to the rear and Garden of Remembrance to the side, kitchen with plenty of cupboards and some built in appliances and two double sized bedrooms with bedroom furniture. There is also the shower room. Outside, the property has a garage and enjoys the use of the grounds, which has two clothes drying areas.



ACCOMMODATION

Inside

Communal Entrance Hall

Glazed door opens to a bright and roomy communal hall with doors to the ground floor apartments and stairs rising to the first floor with stair lift - the cost of which is shared with the neighbour (£115 per annum service charge.). Electric radiator.

Apartment's Entrance Hall

Panelled front door opens into the apartment's entrance hall. Ceiling light. Access to the part boarded loft space with pull down ladder. Electric heater. Power and telephone points. Bi-folding door to the cloaks cupboard fitted with hanging rail and shelf and housing the electrical consumer unit. Connection to Careline. Linen cupboard housing the 'Ariston' hot water heater and electric heater. Wall mounted full length mirror. white panelled doors to the bedrooms and shower room. Bevel glazed doors to the kitchen and to the:-

Sitting/Dining Room

Window to the rear and to the sides overlooking the gardens and view over the Garden of Remembrance to the side and glimpse of the church tower - seat under with storage beneath. Ceiling light. Coved. Electric heater. Power, telephone and television points.

Kitchen

Window to the front aspect. Ceiling light. Coved. Power points. Fitted with a range of modern kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards. Generous amount of work surfaces, tiled splash back and stainless steel sink and drainer with swan neck mixer tap. Space for a fridge/freezer. Space and plumbing for a slimline dishwasher and for a washing machine. Ceramic hob with extractor hood over. Built in eye level electric oven with storage cupboards above and below. Wood effect flooring.

Bedroom One

Window overlooking the garden to the rear and the Garden of Remembrance to the side. Ceiling light. Coved. Electric heater. Power, telephone and television points. Being sold with two double fitted wardrobes with midway dressing table with mirror above and overhead storage plus double chest of drawers and bedside chest of drawers.

Bedroom Two

Window with outlook to the front of the building. Ceiling light. Coved. Electric heater. Power points. Includes a double and single matching wardrobe and office style wardrobe with pull out work station, shelves and drawers plus power and telephone points.

Shower Room

Obscured glazed window to the front elevation. Ceiling light. Built in glass fronted storage cupboard. Electric heater. Fitted with a large shower cubicle with electric shower and fold down stool, pedestal wash hand basin with mono tap and fitting for a hand held shower attachment plus shelf, mirror and shaver light/point over. There is also a low level WC. Wood effect vinyl flooring.

Outside

Garage and Communal Grounds

2.39m" x 5.72m" (7'10" x 18'9")

The property benefits from a single garage, which is located on the left hand side on entry to the complex and is the second one in. The main grounds lie in between and to the back of the complex and are beautifully landscaped, adjoining meadow land and the town's allotments. There is the manger's office, a laundry room, guest suite and residents lounge as well as an outside drying areas and visitor parking spaces.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazed

Electric Radiators - all individually controlled with thermostat.

Mains Drainage

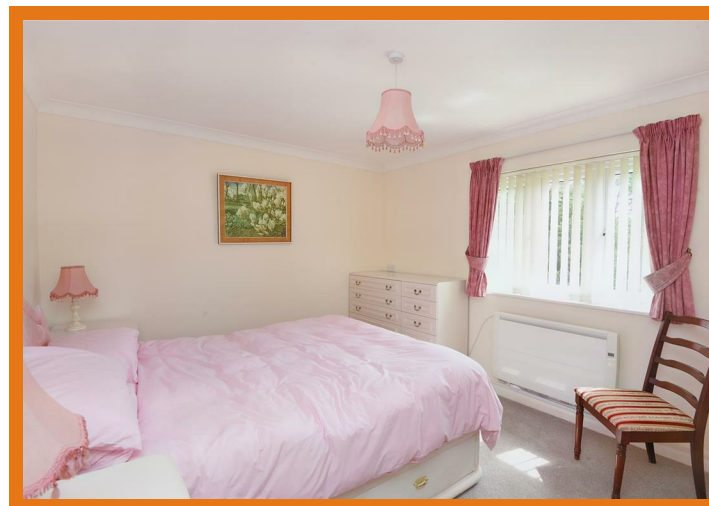
Leasehold - 60 years remaining on the lease. No ground rent. Annual service charge of £2,468.22 (figures at 2023)

No Onward Chain

Directions

From Gillingham High Street

Proceed down the High Street and bear to the right onto Queen Street. Continue to the junction at Le Neubourg Way and turn left. Take the next turning right into Cemetery Road. The complex is on the left hand side opposite the catholic church. The property is the second block to the left hand side. Postcode SP8 4DL.



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.