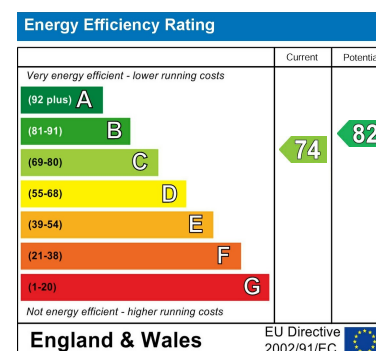


Total area: approx. 60.6 sq. metres (652.6 sq. feet)

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Barnaby Mead Gillingham

Asking Price
£95,000

A top floor flat enjoying a position with delightful views over the roof tops of old Gillingham, the church and river is this lovely apartment, offered for sale with no onward chain and designed especially for those over 55 years and in their leisure years. The apartment forms part of the Barnaby Mill complex - managed by Churchill Estate Management and boasts a convenient location - just off the main high street with easy access to supermarkets, chemists, doctor and dentist surgeries as well as the mainline train station, which serves London Waterloo and the West Country. The apartment has recently been updated with stylish contemporary soft closing kitchen units and laminate work surfaces, the carpets have been replaced and a redecoration throughout. The heating has also been upgraded with modern economical and individually controlled electric radiators from Rointe. The apartment provides independent living with the added bonus of a Development Manager, who works from 8.30am to 2pm - Monday to Friday - and emergency pull cord in the bathroom plus sitings for further cords, if required. The property itself benefits from uPVC double glazing and has use of a laundry room, guest suite which may be booked for a nominal charge, a residents lounge where many social events are hosted and beautifully kept communal gardens that border the river. In addition to being a full time home this great apartment could also be used as a lock up and leave UK base. A viewing is strongly recommended to really appreciate the size of the apartment, the grounds as well as the location.

In brief, the apartment's accommodation consists of bright and inviting entrance hall with storage cupboard and large airing cupboard housing the hot water cylinder/immersion, sitting/dining room with feature fireplace and door to the Juliette balcony and kitchen fitted with a range of modern soft closing kitchen units. In addition there is the wet room and two good sized bedrooms, main with built in wardrobe. Outside, there are some beautifully landscaped gardens bordered by the river.



ACCOMMODATION

Inside

Entrance Hall

White timber panelled door with peep hole opens into a bright and inviting entrance hall with white panelled doors opening to all rooms. Ceiling lights. Smoke detector. Wall mounted electrical consumer unit. Siting for an emergency pull cord. Speak modular - Intercom. Individually controlled electric heater. Power point. Built in storage cupboard with hanging rail and shelf. Airing cupboard housing the hot water cylinder. White panelled doors to all rooms.

Sitting Room

Glazed door with full height windows to either side opens to a Juliette balcony with views to the rear, boasting roof top views over old Gillingham, the river and towards the church. Ceiling and wall lights. Smoke detector. Coved. Individually controlled electric heater. Siting for an emergency pull cord. Power, telephone and television points. Feature fireplace with Adams style timber surround, Marble hearth and electric coal effect fire.

Kitchen

Window to the with views over roof tops and towards the church. Ceiling light. Wall mounted electric fan heater. Power points. Fitted with a range of stylish, modern soft closing kitchen units consisting of floor cupboards with drawers and eye level cupboards and wall shelf. Generous amount of laminate work surfaces with tiled splash back and stainless steel sink and drainer with swan neck mixer tap. The fridge/freezer, washing machine and slot in cooker with extractor hood over are included in the sale. Wood effect vinyl flooring.

Bedroom One

Window to the rear with views over the river, roof tops and the church and partial glimpse of the communal gardens. Ceiling light. Coved. Individually controlled electric heater. Siting for an emergency pull cord. Power and telephone points. Television connection and wall mounted television. Built in wardrobe with hanging rail and shelf.

Bedroom Two

Window with view to the rear. Ceiling light. Electric heater. Power points. Siting for an emergency pull cord.

Wet Room

Ceiling light. Part tiled walls. Emergency pull cord. Fitted with a low level WC with dual flush facility, vanity wash hand basin with mirror above. and shower area with seat and glass screen. Specialised 'Aqua Aquarius' non-slip quick drying floor.

Outside

Communal Areas

The apartment benefits from a Development Manager who works Monday to Friday 8.30am to 2pm. All floors benefit from the lift and stairs. There is a communal lounge and kitchenette where many events take place and is open to all residents. In addition there is a laundry room and guest suite which may be booked for a nominal overnight fee. The communal gardens lie to the rear of the building with bridge over the river to the main part of the garden, which lies to the side.

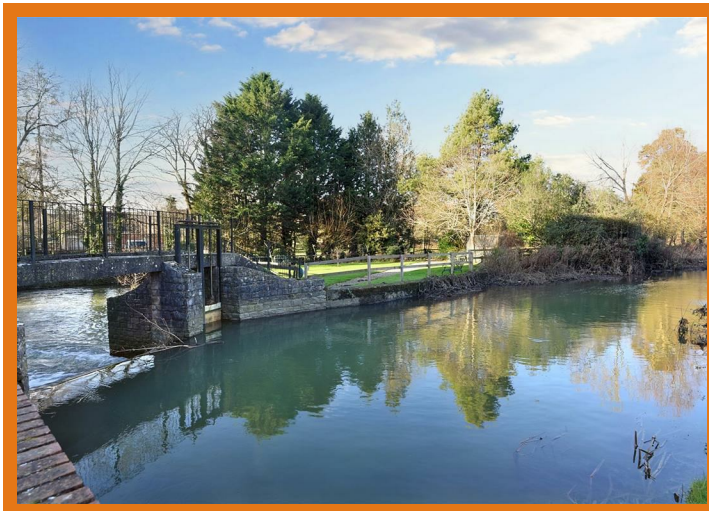
Useful Information

Energy Efficiency Rating C
 Council Tax Band C
 uPVC Double Glazing
 Individually Controlled Electric Radiators.
 Mains Drainage
 No Onward Chain
 Leasehold
 Unexpired Term of Lease.....93 years
 Service Charge.....£3999.36 per annum
 Ground Rent.....£350 per annum

Directions

From the Gillingham Office

Leave the Gillingham office and follow the road down the High Street passing Lloyds TSB on your right. Just after the church turn right into Barnaby Mead and the apartments will be on the left hand side. Postcode SP8 4AD



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.