

Floor Plan

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 66.1 sq. metres (711.9 sq. feet)

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			
		72	79

England & Wales EU Directive 2002/91/EC

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk



Barnaby Mead
Gillingham

Guide Price
£115,000

An extremely well presented, bright and roomy, ground floor apartment, which enjoys views over the side and front gardens with two good sized bedrooms, offered for sale with no onward chain and enjoying an ideal position, close to all the town's amenities. The property is designed as a main residence, especially for those over 55 years of age looking for independent living with the bonus of having a development manager available from Monday to Friday. The complex boasts a prime location within an easy walk of supermarkets, doctors, dentists, opticians, post office and other chain and independent shops. Barnaby Mill complex offers many communal facilities and include a residents lounge where many events take place, laundry room and guest suite which may be booked for a nominal amount. In addition there is a lift serving all floors. Outside there are beautifully kept gardens bordered by the river and a good amount of visitor parking plus the apartment's own numbered space.

In brief, the inside accommodation consists of bright and welcoming entrance hall with large walk in storage cupboard and cloaks cupboard, spacious sitting room with outlook over the front gardens and door to the kitchen, which is fitted with plenty of units. There is also a modern shower room, single bedroom and a double bedroom with fitted wardrobes. Outside, there are communal grounds and an allocated numbered parking space.



ACCOMMODATION

Inside

Entrance Hall

Panelled front door with peep hole opens into a good sized, bright and welcoming entrance hall. Ceiling lights. Smoke detectors. Entry phone. Economy 7 electric heater. Power points. Large walk in storage cupboard housing the electrical consumer unit and fitted with a ceiling light - large enough as a study space. Double cloaks cupboard with bi-folding doors, hanging rail and shelf. Deep airing cupboard housing the hot water cylinder and fitted with slatted shelves and ceiling light. White panelled doors to all rooms.

Sitting Room

Large window overlooking the front gardens and towards the high street. Ceiling and wall lights. Economy 7 electric heater. Power and television points. Emergency pull cord. Glass door with full height window to the side opening to the:-

Kitchen/Dining Room

Ceiling light. Extractor fan. Wall mounted electric fan heater. Power points. Fitted with a range of kitchen units consisting of floor cupboards with drawers and eye level cupboards. Good amount of wood effect work surfaces, tiled splash back and stainless steel sink and drainer with mixer tap. Space for a slot in electric cooker. Space and plumbing for a dishwasher or washing machine. Space for a fridge/freezer. Slate effect vinyl flooring. The cooker, fridge and fridge/freezer are available by separate negotiation.

Bedroom One

Window with view of the side garden. Ceiling light. Coved. Electric heater. Power, telephone and television points. Emergency pull cord. Fitted double wardrobe with hanging rail and shelves.

Bedroom Two

Window to the side aspect. Ceiling light. Coved. Wall mounted panel electric heater. Power points. Emergency pull cord.

Shower Room

Ceiling light. AirVAc. Wall mounted electric fan heater. Part tiled walls. Heated towel rail. Wall mounted mirror fronted bathroom cabinet. Fitted with a suite consisting of low level WC with dual flush facility, pedestal wash hand basin with tiled splash back with large mirror, shaver light and point above and large shower cubicle with main shower. Vinyl flooring.

The Building

The apartment benefits from a Development Manager who is full time.

All floors benefit from the lift.

There is a communal lounge 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 apartment has one allocated parking space which will be found in the gravelled area to the side/rear of the building - Parking Bay '8'. There are communal gardens which lie by the riverside and are mostly laid to lawn.

Useful Information

Energy Efficiency Rating C

Council Tax Band C

Electric Economy 7 Heater and Electric Panel Heaters

uPVC Double Glazed

Mains Drainage

Leasehold - 94 years left on the lease (125 years from December 1982)

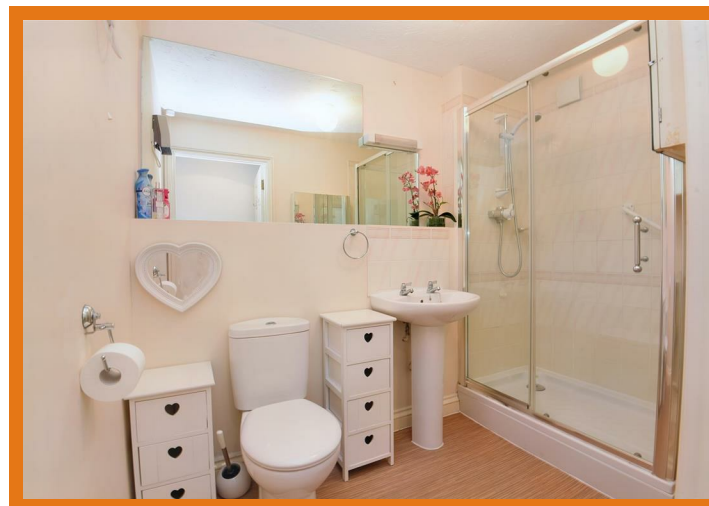
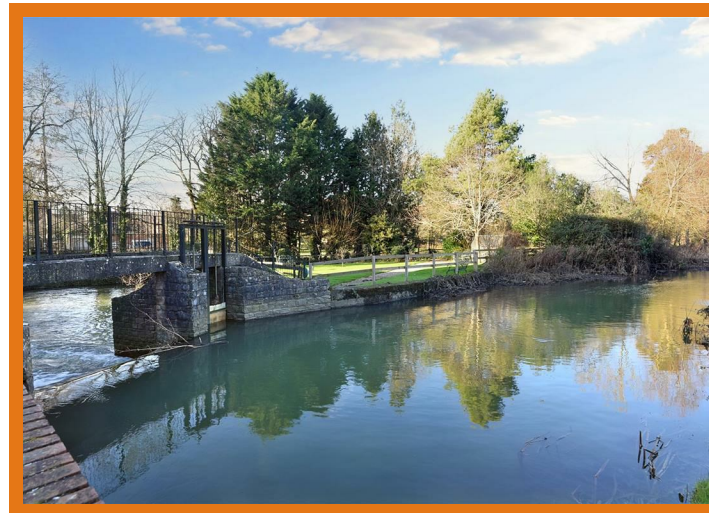
Charges - Ground Rent £350 per annum and Service Charge £3,980 per annum

No Onward Chain

Directions

From 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



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