



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.



Newbury  
Gillingham

Offers In Excess Of  
£200,000

A wonderful chance to get a foot on the housing ladder with this delightful ground floor apartment with two double bedrooms, offering a bright interior and offering 818 sq. ft/76 sq. m of accommodation and presented to the market with the bonus of no onward chain. The property boasts an enviable position, just a short walk to the mainline train station and within easy reach of all the town's amenities. The apartment forms part of a former family home and boarding school, believed to date to 1812 and is set in beautifully maintained grounds with a view over the central pond and garden. In keeping with the era, the apartment boasts character features which include high ceilings, ornate ceiling roses and picture rails. The property also benefits from uPVC double glazing with a Georgian style bar, gas fired central heating from a combination boiler and has its own external door to the side and from the bay in bedroom two. It has also been re-decorated and is ready to move into. A viewing is absolutely necessary to truly appreciate the delightful and tranquil surroundings and how easily it would satisfy many potential buyers' needs, not just as a first home but a great downsize, retreat from a hectic city life or even as an investment for the rental market. An early viewing is strongly recommended so as not to miss out on the opportunity to be the next owner.

In brief, the inside accommodation consists of communal entrance hall, apartment's own hall with storage cupboard, bright and spacious sitting/dining room with feature fireplace, kitchen, bathroom and two double bedrooms, both with fitted wardrobes and the principal with en-suite shower room. Outside the apartment has an allocated garage and access to the lovely communal garden and pond.

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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		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ACCOMMODATION

### Inside

#### Entrance Hall

From the communal entrance hall - front door with peep hole opens into an initial hall with ceiling light, coved and coat hooks and door opening into the main hall. Ceiling lights. Smoke detector. Coved. Entry phone. Radiator. Power points. Storage cupboard with coat hooks.

#### Sitting/Dining Room

Large window to the rear with outlook towards the pond and gardens. Ceiling and wall lights with decorative roses. Coved. Picture and dado rail. Two radiators. Power, telephone and television points. Feature fireplace.

#### Kitchen

Window with deep tiled sill to the front of the building. Ceiling light. Coved. Wall mounted gas fired combination boiler. Radiator. Power points. Fitted with a range of farmhouse style kitchen units consisting of floor cupboards with drawers, bottle store and eye level cupboards. Good amount of work surfaces with tiled splash and stainless steel circular sink and drainer with swan neck mixer tap. Built in eye level electric oven with storage cupboards above and below. Ceramic hob with extractor hood over. Spaces for under counter appliances. Vinyl flooring. uPVC door opening to the side of the building.

#### Bedroom One

Window with outlook to the front of the building. Ceiling light. Coved. Radiator. Power and telephone points. Built in wardrobes with hanging rail and shelf. Further wardrobe and overhead storage cupboards. Door to the:-

#### En-Suite Shower Room

Ceiling light. Extractor fan. Tiled walls. Fitted with a low level WC, shower cubicle with electric shower and sliding doors plus a pedestal wash hand basin with bathroom cabinet over and shaver socket to the side. Tile effect vinyl flooring.

#### Bedroom Two

Bay window with outlook over the pond and gardens plus door opening from one side of the bay to the outside. Ceiling light. Coved. Radiator. Power and television points. Part wood panelled walls. Built in wardrobe.

#### Bathroom

Obscured glazed window to the front elevation. Ceiling light. Coved. Part tiled walls. Radiator. Fitted with a bath, low level WC and pedestal wash hand basin with mirror fronted bathroom cabinet over and shaver socket to the side. Tile effect vinyl flooring.

### Outside

#### Communal Grounds and Garage

The apartments are set in beautifully landscaped grounds with a central pond and plenty of visitor parking spaces. The garage for the apartment will be found under the arch and turn to the right. It is the last one - closest to the Newbury Gardens apartment block.

#### Important Information

Term of Lease - 125 years commencing on the 15/2/1989  
 Ground Rent - None  
 Maintenance Charge - £316 variable per quarter  
 Managing Agent - Dorset Letting  
 No children under 5 as a resident and no pets are permitted

#### Useful Information

Energy Efficiency Rating D  
 Council Tax Band C  
 uPVC Double Glazing  
 Gas Fired Central Heating from a Combination Boiler  
 Mains Drainage  
 Leasehold  
 No Onward Chain

#### Directions

##### From Gillingham High Street

Proceed up the High Street passing the doctors surgery on the right hand side. At the roundabout take the second exit into Newbury Gardens and Riley Court. Follow the road round and go under the arch where there are plenty of visitor parking spaces. The house with the apartment is on the right hand side as you enter the development. Postcode SP8 4HG



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.