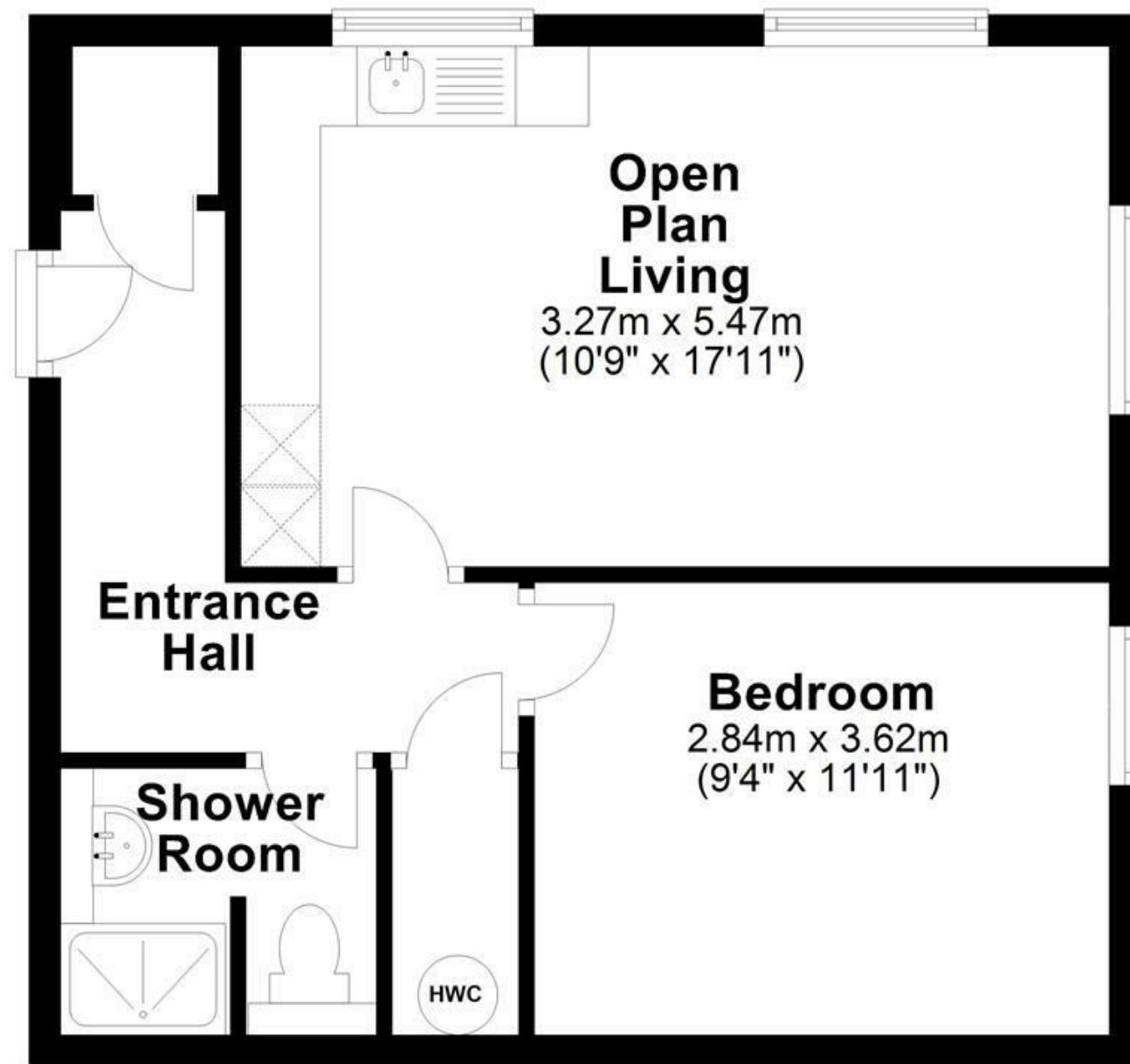


## Floor Plan

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 41.1 sq. metres (441.9 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		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Oake Woods  
Gillingham

Guide Price  
£115,000

\*\*\* CASH BUYERS ONLY \*\*\* An immaculately presented top floor purpose built apartment with one double bedroom, parking and situated in a popular residential area - within easy reach of the town centre, mainline train station and some wonderful country and river side walks. Gillingham offers a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a range of entertainment venues. The apartment is about seventeen years old and has been the very much loved and enjoyed home to our seller for about the last six and half years. During this time it has been well maintained and recently improved with new kitchen units, new solid wood work surfaces, the bathroom has been transformed into a stylish, modern shower room, new flooring throughout has been laid and a new Ariston hot water has been installed, which provides instant hot water and reduces energy bills. In addition, the apartment has been redecorated throughout to offer a stylish, contemporary interior that will certainly get the nod of approval from many potential buyers. The apartment provides modern open plan living space with all rooms boasting plenty of natural light. This lovely home will definitely satisfy many types of buyers needs - a great chance to get a foot on the housing ladder, a wonderful lock up and leave UK base or a fabulous addition to an existing or start to building up a rental portfolio. An early viewing is an absolute must to really appreciate this special apartment.

In brief, the accommodation consists of communal entrance hall with stairs rising to all floors, apartment's own front door opening into a good sized, welcoming entrance hall with storage cupboards and open plan living space with kitchen area fitted with modern units and some built in appliances. In addition, there is a stylish shower room and one double bedroom. Outside, there is an allocated parking space, bin and bicycle store plus some communal grounds.





**ACCOMMODATION**

**Inside**

**Communal Entrance**

The main entrance to the building is found to the front where there is a security door and entry phone buzzer. The communal hall has stairs rising to all floors.

**Apartment's Entrance**

Soiled wood door with peephole opens to a welcoming entrance hall. Recessed ceiling lights. Smoke detector. Entry phone. Individually controlled wall mounted electric heater. Power and telephone points. Large storage cupboard housing the electrical consumer unit and meter and fitted with a shelf. Large walk in airing cupboard housing the Ariston instant hot water heater, fitted with a recessed ceiling light, shelf and hanging rail. White panelled doors to all rooms.

**Open Plan Living Space**

Kitchen Area - Window with tiled sill to the rear aspect. Recessed ceiling lights. Extractor fan. Power points. Fitted with a range of modern kitchen units consisting of floor and eye level cupboards, wood work surfaces with tiled splash back and stainless steel sink and drainer with mixer tap. Space and plumbing for a washing

machine. Housing for a fridge/freezer. Built in eye level electric oven with drawers under and storage cupboard above. Ceramic hob with extractor hood over. Engineered wood flooring. Sitting/Dining Area - Enjoying a double aspect with windows to the rear and side aspects. Recessed ceiling lights. Wall mounted individually controlled electric heater. Power, telephone and television points. Carpeted.

**Bedroom**

Window to the side aspect. Ceiling light. Power points. Wall mounted individually controlled electric radiator. Power points.

**Shower Room**

Recessed ceiling lights. Extractor fan. Part tiled walls. Chrome heated towel rail. Fitted with a modern suite consisting of low level WC with dual flush facility, tiled shelf behind with wall mounted mirror fronted bathroom cabinet above, open tiled shower cubicle with electric shower and pedestal wash hand basin with mono tap and tiled shelf behind and mirror above.

**Outside**

Outside, there is an allocated parking space, which is located to the left hand side of the building, where is also a bin

and bicycle store. There is a small amount of communal outside space.

**Useful Information**

Energy Efficiency Rating C  
Council Tax Band A  
Electric Heating with each being Individually Controlled  
uPVC Double Glazing  
Mains Drainage  
Leasehold - Term of Lease 125 years - 108 years remaining  
Ground rent - £235 per annum  
Service and Management Charges about £1500 per annum  
Solicitors to verify

**Directions**

**From Gillingham Town**

Proceed right from the office heading up the High Street. Turn right into Station Road. At the traffic lights go straight over towards the train station. Turn right into Oake Woods. Continue forward and bear to the left hand side. The property will be found a short distance on the left hand side. Postcode SP8 4QS

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.