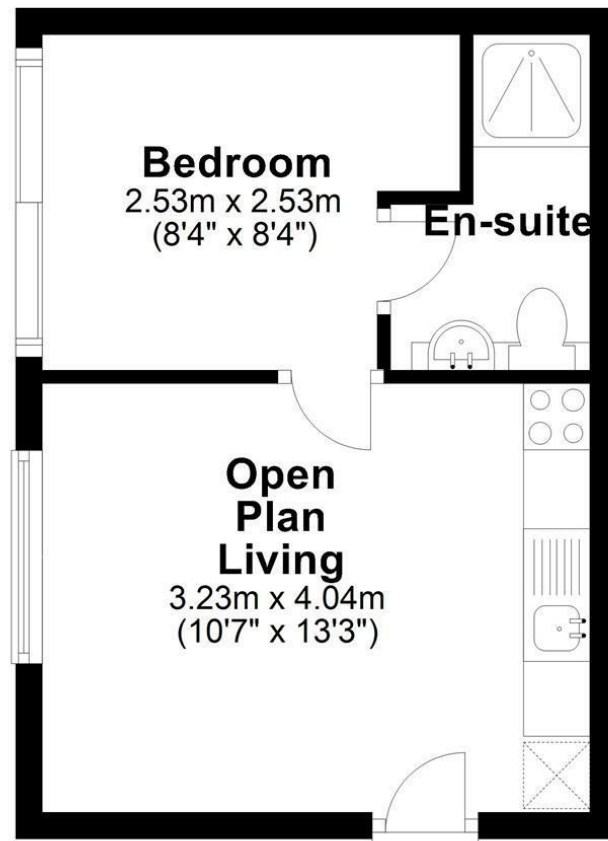


Floor Plan

Approx. 23.9 sq. metres (257.5 sq. feet)



Total area: approx. 23.9 sq. metres (257.5 sq. feet)



Meadowcroft, New Road
Gillingham

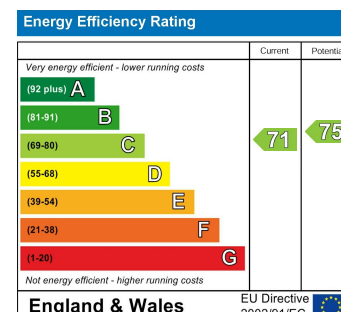
Asking Price
£65,000

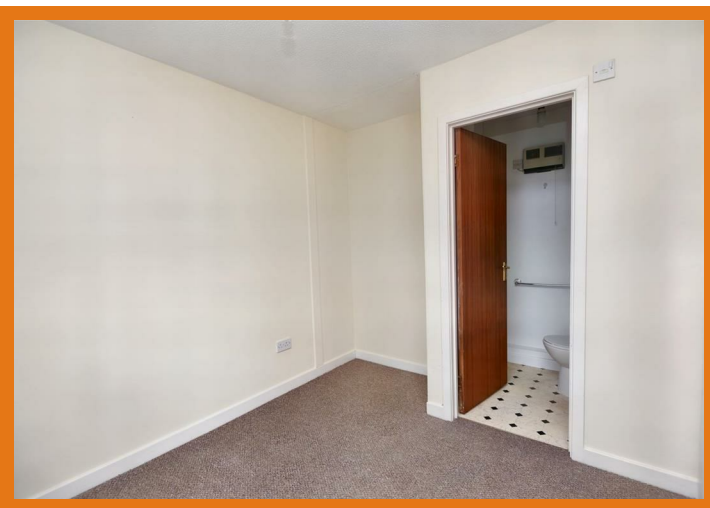
A fabulous opportunity to purchase a cosy ground floor one bedroom purpose built apartment, presented to the market with the bonus of no onward chain and situated in a popular residential development on the fringe of the town. The property enjoys a prime location within walking distance to the mainline train station serving London Waterloo and the West Country and the town centre is easily accessible. Gillingham has a wide range of facilities, including a selection of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The apartment provides the chance to get a foot on the housing ladder with a first time buy, lock up and leave UK base or a great investment for the rental market. The property is offered for sale in good order with new carpet to the bedroom area plus the option to update to one's own taste and choice as and when required. The apartment has a contemporary open plan living space and benefits from uPVC double glazing and electric heating. A viewing is necessary to see how this apartment will fulfil many requirements and an early viewing is recommended to avoid missing out on the chance to purchase this home.

The accommodation consists of open plan living space with kitchen area, bedroom with sliding patio doors to the front and en-suite shower room. Outside there is an allocated parking space, close to the property and plenty of visitor parking plus communal gardens, which are laid to lawn. DRAFT DETAILS

Restways
High Street
Gillingham
Dorset
SP8 4AA

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





ACCOMMODATION

Inside

Open Plan Living Space

The entrance is located to the side of the building where there is a storm canopy over the part glazed uPVC front door, which opens into the open plan living space. uPVC window to the rear overlooking part of the communal gardens. Ceiling lights. Wall mounted electrics. Economy 7 electric heater. Power, telephone and television points. Kitchen Area - Fitted with a range of wood grain effect units consisting of floor cupboards, separate drawer unit, bottle store and eye level cupboards and open shelf. Work surface with tiled splash back and circular stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine. space for a fridge/freezer and built in electric oven and hob. Wood effect laminate flooring. Door to the:-

Bedroom

Sliding patio door opening to the rear communal garden. Ceiling light. Wall mounted electric panel heater. Power points. Door to the:-

En-Suite Shower Room

Ceiling light. Extractor fan. Wall mounted electric heater. Fitted with a suite consisting of shower cubicle with electric shower, low level WC with dual flush and concealed cistern and vanity wash hand basin with mono tap and tiled splash back. Tile effect vinyl flooring.

Outside

Parking and Grounds

There is an allocated parking space, which will be found close to the property. There are communal grounds that are laid to lawn.

Useful Information

Energy Efficiency Rating C
Council Tax Band A

uPVC Double Glazing
Electric Heating
Mains Drainage
Leasehold with a 99 year lease from 1988 - 63 years remaining. Ground rent £125 and Maintenance of approx £980 per annum
No Onward Chain

Directions

From Gillingham High Street
Head up the High Street towards Shaftesbury. At the roundabout take the first exit heading towards Shaftesbury and take the right hand lane. Turn right at the traffic lights heading towards Sturminster Newton. Continue for a short distance where the entrance to Meadowcroft is on the left hand side. The apartment is the on the right hand side, fronting the rear parking area. Postcode SP8 4SR.

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.