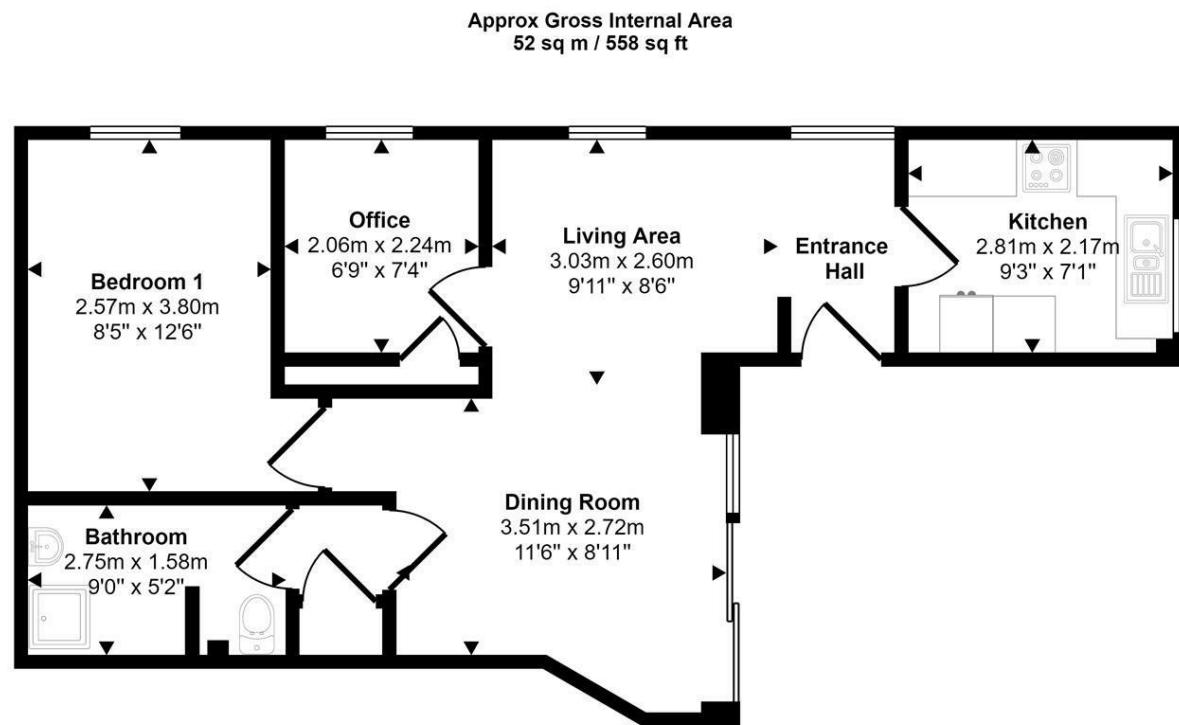




Milford Court Gillingham

Offers In Excess Of
£120,000

This delightful ground floor apartment with a courtyard garden, for over 40's, is perfect for those looking for a peaceful retirement retreat. With a bright reception room, two bedrooms, and one bathroom, this property offers a comfortable living space. Situated on the edge of town, you'll enjoy the best of both worlds - The property lies on the fringe of the town and within easy reach of local facilities such as a convenience store with post office and hairdresser. The property forms part of a grade II listed brewery that was converted into twenty one properties in the mid 1980s. The Old Brewery Café is next door and the, soon to open Dog House pub will be a great place to spend your Saturday afternoons. There is also a regular bus service into the town where there are plenty of supermarkets, doctor surgeries, cafes and more. One of the highlights of this apartment is the exclusive private courtyard. Additionally, the communal gardens provide a lovely setting for embracing the sunshine. Don't miss out on the opportunity to make this accommodating apartment your own. A viewing is absolutely essential to truly appreciate this bright and convenient home.



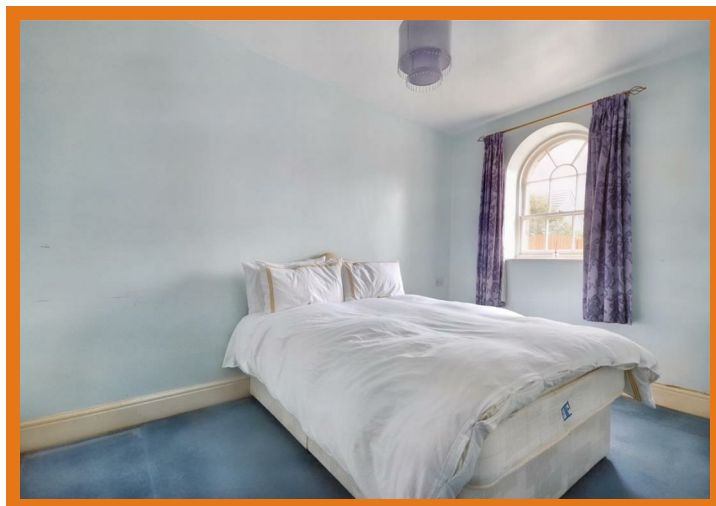
Floorplan

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.

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



ACCOMMODATION

Inside

Communal Entrance Hall

The main entrance is located to the back of the building. Part glazed timber door opens into the hall with stairs rising to all floors and lift serving all floors.

Entrance Hall

Door opens into an inviting entrance hall. Ceiling lights. Wall mounted electric heater. Power points. Doors to the Kitchen, bedrooms and shower room.

Sitting and Dining Room

Sitting area with two arched pane glass windows with outlook of the development. Open plan space for dining room. Ceiling light. Electric heater. Power and television points.

Kitchen

Ceiling light. Power points. Built in cupboard fitted with shelves. Good amount of cupboard space consisting of floor cupboards and eye lever cupboards. Good amount of wood effect work surfaces. Stainless steel sink and drainer. Space and plumbing for washing

machine. Electric cooker. Space for fridge/ freezer. Tile effect flooring.

Bedroom One

Arched pane glass window with roadside views. Ceiling light. Electric heater. Power points. Blue carpet.

Bedroom Two

Arched pane glass window with roadside view. Ceiling light. Power points. Television point.

Shower Room

Ceiling light. Extractor fan. Pedestal wash hand basin. Low level WC. Corner shower cubicle with electric shower.

Private Courtyard

A gate leads into the private courtyard garden, enclosed by a sturdy brick wall for privacy. The patio slabs provide a lovely area for al fresco dining or enjoying a morning cup of tea. The raised flower bed adds a touch of nature to the space, creating an inviting atmosphere. A gate leads directly from the garden to the pavement, offering easy access for a leisurely stroll around the town or a quick trip to nearby amenities.

Communal Areas

Outside, there is a communal garden with drying area and nineteen parking spaces available for use of the complex which is just twenty one units.

Useful Information

Energy Efficiency Rating TBA
Electric Heating
Lease extended to 125 years in 2016
service charge - £2,400per year
Pets allowed

Directions

From The Gillingham Office

Proceed down the High Street and bear to the right onto Queen Street. Continue to the junction at Le Neubourg Way and turn left. At the traffic lights turn right heading towards Wincanton. Take the third turning right into Milford Court. The property will be found on the right. Main entrance is to the rear of the building.

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.