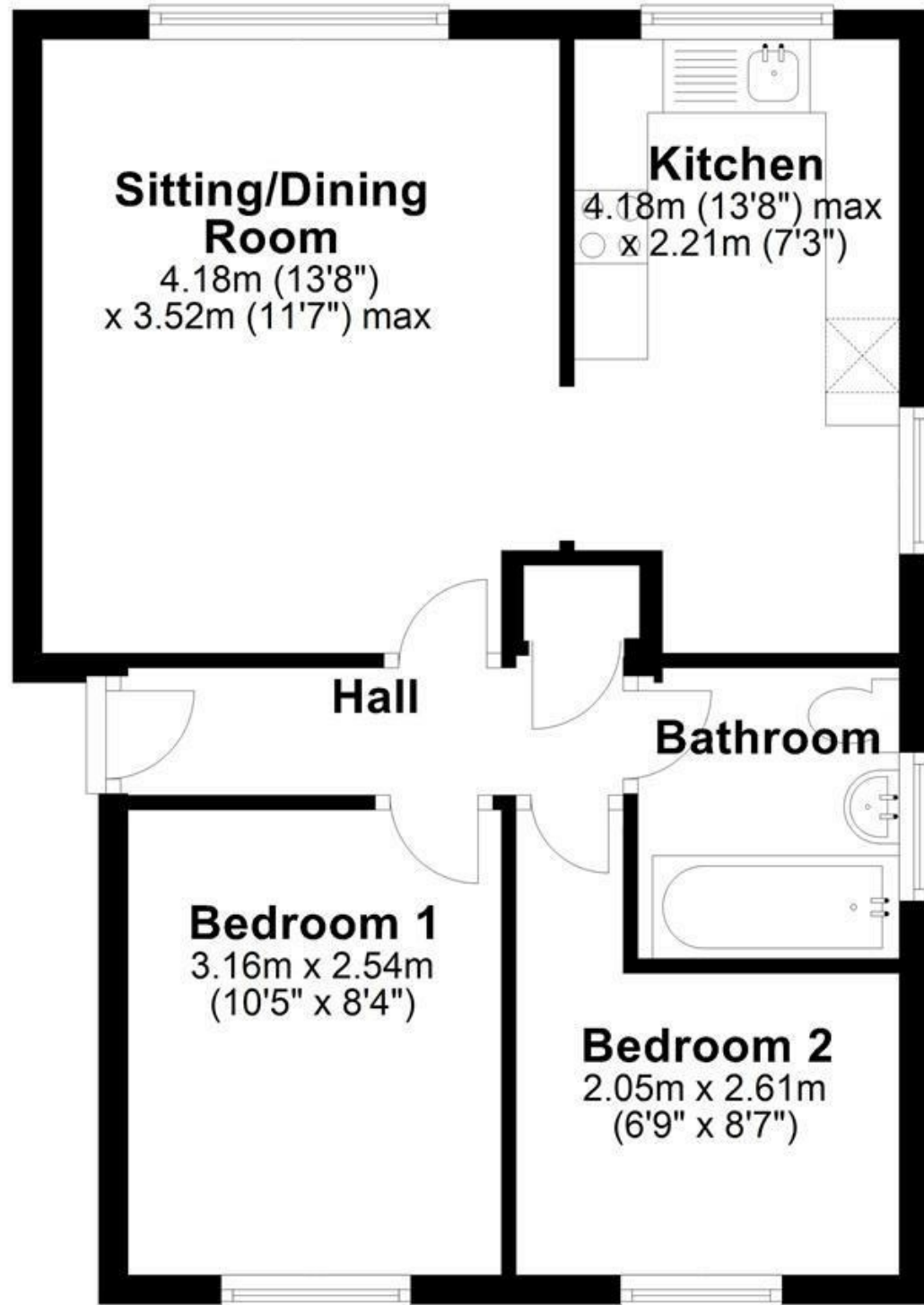


Floor Plan

Approx. 46.6 sq. metres (501.5 sq. feet)



New Road
Gillingham

Offers In Excess Of
£81,000

*** END OF CHAIN *** FIRST TIME BUYERS *** INVESTORS *** A fantastic chance for a first time buyer or investor to add to their portfolio with a nicely proportioned two bedroom, first floor purpose built apartment. The apartment is presented to the market with the advantage of no onward chain and boasts some partial countryside views in the distance. It has been successfully let over the last three and half years and achieves a monthly rental income of £675.00. The apartment is ideally placed, in a popular residential area within walking distance to the mainline train station, town centre and schooling for all ages and enjoys countryside walks on the doorstep. The property benefits from uPVC double glazing throughout and is wired for economy 7 electric heating. An early viewing is strongly recommended to avoid missing out on the chance to purchase this property.

In brief, the accommodation consists of communal entrance hall with stairs rising to the apartment, which has its own hall, sitting/dining room, kitchen fitted with plenty of kitchen cupboards, bathroom and two bedrooms. There is plenty of parking in the development for the apartment and visitors.

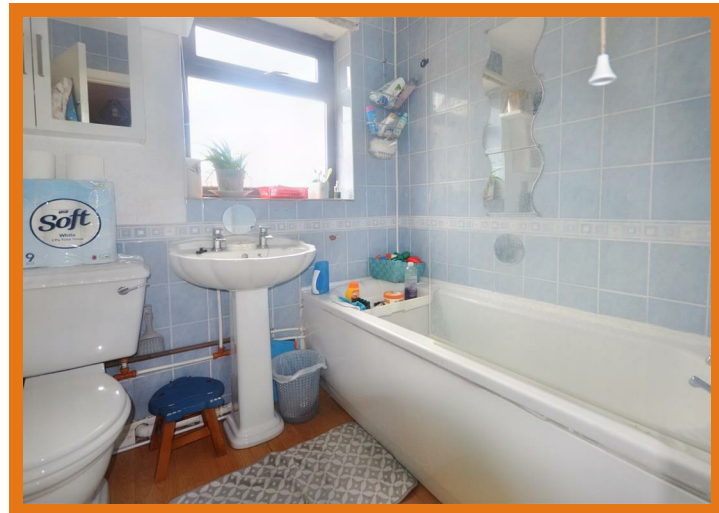
Energy Efficiency Rating D- Council Tax Band tba - Leasehold - DRAFT DETAILS

Total area: approx. 46.6 sq. metres (501.5 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(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

Part glazed uPVC front door opens into the entrance hall with window to the side and stairs rising to a small landing and uPVC wood effect panelled door opening into the:-

Entrance Hall

Ceiling light. Access to the loft space. Wall mounted electrical consumer unit. Airing cupboard housing the hot water cylinder. Doors to the bathroom and bedrooms and part glazed door to the:-

Sitting/Dining Room

Window overlooking the road with partial rural view in the distance. Ceiling light. Power, telephone and television points. Arch to the:-

Kitchen

Boasting a double outlook with window to the side and rear with partial countryside view in the distance. Ceiling light. Power points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards, wall shelves and eye level cupboards with open ended display shelves. Generous amount of work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine and for a dishwasher. Space for a fridge/freezer. Space for an electric slot in cooker. Wood effect vinyl flooring.

Bedroom One

Window to the rear. Ceiling light. Power and telephone points

Bedroom Two

Window to the rear. Ceiling light. Power points.

Bathroom

Obscured glazed window to the side elevation. Ceiling light. Wall mounted electric heated towel rail. Fitted with a suite consisting of bath with electric shower over and tiled splash back, pedestal wash hand basin with tiled splash back and low level WC. Laminate flooring.

Outside

Communal outside areas.

Parking

To the front of the property there is a parking area with an allocated space for the apartment.

Important Information

Unexpired Term of Lease...65 years

Ground Rent.....£100 per annum

Service Charge.....£921.36 per annum - January

2022 - Together Property Service
Allocated Parking Space and Visitor Spaces.

Directions

From Gillingham

Turn right out of the office and head up the High Street. 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 road. 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.