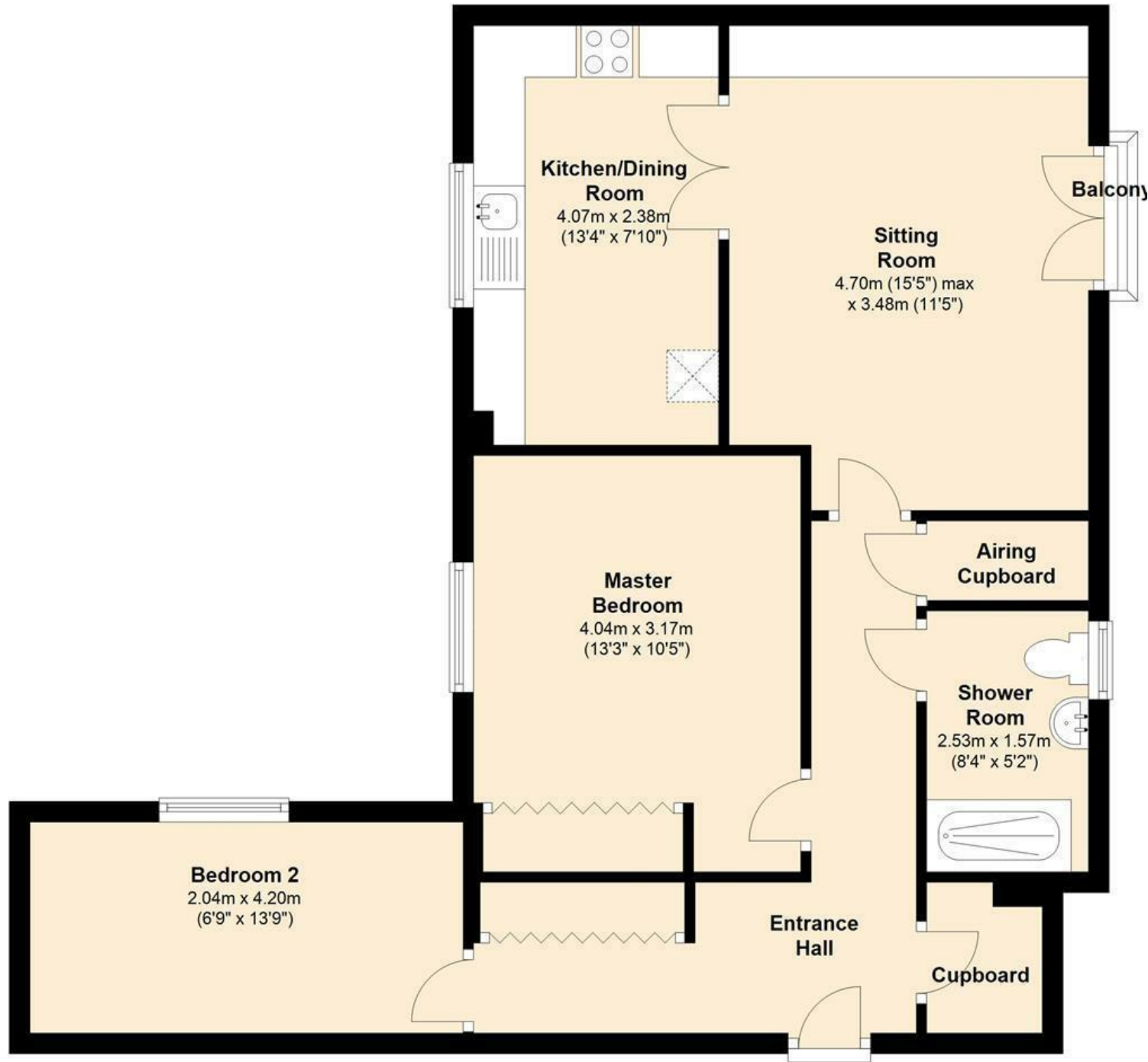


Floor Plan

Approx. 66.2 sq. metres (713.0 sq. feet)



Total area: approx. 66.2 sq. metres (713.0 sq. feet)



Barnaby Mead Gillingham

Asking Price
£125,000

Enjoying views of the church and high street to the front and river to the rear is this light and roomy second floor apartment designed especially for those over 55 years of age looking for independent living with the bonus of having a development manager available from Monday to Friday. The complex boasts a prime location within an easy walk of supermarkets, doctors, dentists, opticians, post office and other chain and independent shops. This fabulous home easily lends itself as a main residence and equally for those looking for a UK lock up and leave base. Barnaby Mill complex offers many communal facilities and include a residents lounge where many events take place, laundry room and guest suite which may be booked for a nominal amount. In addition there is a lift serving all floors. Outside there are beautifully kept gardens bordered by the river and a good amount of visitor parking.

In brief, the apartment's own accommodation consists of welcoming entrance hall with cloaks cupboard and walk in storage cupboard, sitting room with Juliette balcony, combined kitchen and dining room fitted with a good amount of kitchen units, shower room and two bedrooms, master with fitted wardrobes. Each room also benefits from an emergency pull cord. Outside the apartment has its own allocated parking space located to the rear of the building. Viewing essential to fully appreciate the layout and size on offer.

Energy Efficiency Rating C - Council Tax Band C

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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	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



**The Property
Accommodation**

Inside
Upon entering Barnaby Mill, the flat will be found on the 2nd floor opposite the communal sitting room. The front door opens into a welcoming entrance hall which has a fitted cloak cupboard with bi-folding doors, hanging rail and shelf as well as a large walk in storage cupboard with a light. There are doors leading to the sitting room, kitchen, two bedrooms and shower room. The sitting room benefits from a Juliette balcony with views of the church and towards the high street. There are also built in floor cupboards with a display shelf over and glass fronted display cabinet. There are pane glass double doors which lead into the kitchen, which has floor and eye level cupboards, drawer units and cabinets, there is also a pull out spice rack. The work surface have a tiled splashback with a one and a half bowl sink and drainer with swan neck mixer tap. There is a built in

electric oven and hob with extractor fan above. There is also an integrated dishwasher and space for a fridge/freezer. The principal bedroom benefits from a built in wardrobe. The second bedroom is a good size and can be used as a dining room or hobby room, if desired. The shower room consists of a low level W/C, pedestal wash hand basin and a walk in shower cubicle with screen. There is also an airing cupboard and emergency pull cords throughout the property.

The Building
The apartment benefits from a development manager who is full time. The building also benefits from a lift that goes to all floors. There is a communal lounge where many events take place and is open to all residents. In addition there is a laundry room and guest suite which may be booked for a nominal overnight fee.

Parking and Communal Garden
The apartment has one allocated parking space which will be found in

the gravelled area to the side/rear of the building. There are communal gardens which lie by the riverside and are mostly laid to lawn.

Useful Information
Energy Efficiency Rating C
Council Tax Band C
Electric Heating
uPVC Double Glazed
Mains Drainage
Leasehold - 94 years left on the lease (125 years from December 1982)
Charges - Ground Rent £350 per annum and Service Charge £3,980 per annum(2023)
No Onward Chain

Directions
From Gillingham Office
Leave the Gillingham office and follow the road down the High Street passing Lloyds' TSB on your right. Just after the church turn right into Barnaby Mead and the apartments will be on the left hand side.
Postcode SP8 4AD

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 firms employment has the authority to make or give any representation or warranty in respect of the property.