



Floorplan

Denotes head height below 1.5m

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.



Barnaby Mead Gillingham

Asking Price
£75,000

PRIVATE PARKING SPACE**BEAUTIFUL RIVER VIEWS*****Welcome to this charming one bedroom retirement apartment situated on the top floor, that offers stunning views of the surrounding area, providing a tranquil and serene atmosphere. The Juliette balcony in the sitting room is a delightful feature, allowing you to enjoy the fresh air and natural light. Additionally, the property comes with a convenient parking space, ensuring you always have a place to park your vehicle hassle-free. 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.

In brief, the apartment's own accommodation consists of welcoming entrance hall with an airing cupboard and walk in storage cupboard, sitting room with Juliette balcony, separate sitting room, kitchen fitted with a good amount of kitchen units, bathroom and one bedroom with fitted wardrobes. Each room also benefits from an emergency pull cord. Outside, the apartment has its own allocated parking space. Viewing is essential to fully appreciate the layout and size on offer.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(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

Entrance Hall

Front door leads into a welcoming entrance hall with doors leading to the accommodation and an airing cupboard with fitted shelving. Security phone system. Walk in cupboard with shelving.

Sitting Room

A lovely light room with dual aspect. TV point. Telephone point. Electric night storage heater. Care line alarm call cord. uPVC double glazed door to the Juliette balcony which provides fabulous views over the river and the communal gardens. Door opening to the:

Kitchen

Fitted with a range of eye and base level units and drawers. Work surfaces with an inset stainless steel sink and drainer. Tile splash back. Electric oven with extractor

above. Fridge. Space and plumbing for washing machine. Electric down-flow heater. uPVC double glazed window to the side.

Bedroom

Built in wardrobe. TV point. Electric night storage heater. Care line alarm call cord. uPVC double glazed window to the rear enjoying beautiful views over the garden and river.

Bathroom

Fitted with a matching suite comprising of a panel bath with hand grips, thermostat shower unit. Wash hand basin with tiled splash back. Low level WC. Part tiled walls. Down flow heater. Heated towel rail. Extractor fan. Ceiling Light. Strip light. Shaver point.

Outside

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

Service charge is £1658 half yearly
 Ground rent is £150 per half year
 Council Tax is £121 pm (inc 25% single occupancy discount)
 Energy Efficiency Rating - C
 Electric Heating
 uPVC Double Glazed
 Mains Drainage
 Leasehold - 93 years left on the lease
 No Onward Chain

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.