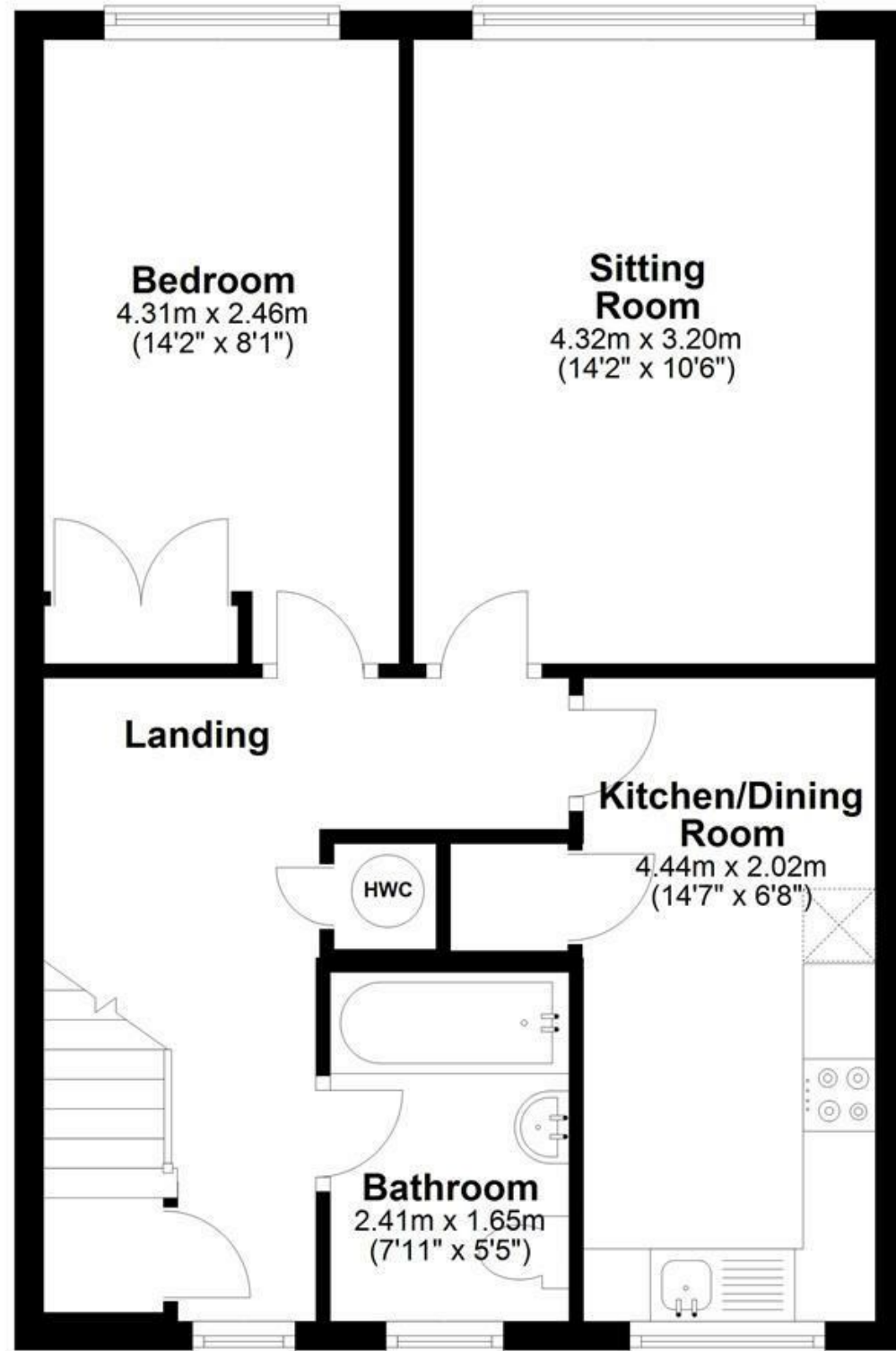


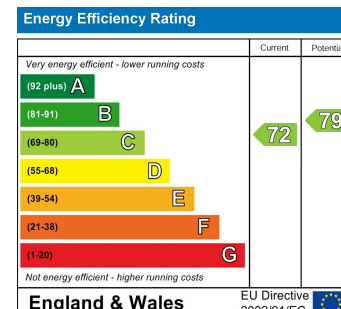
Floor Plan
Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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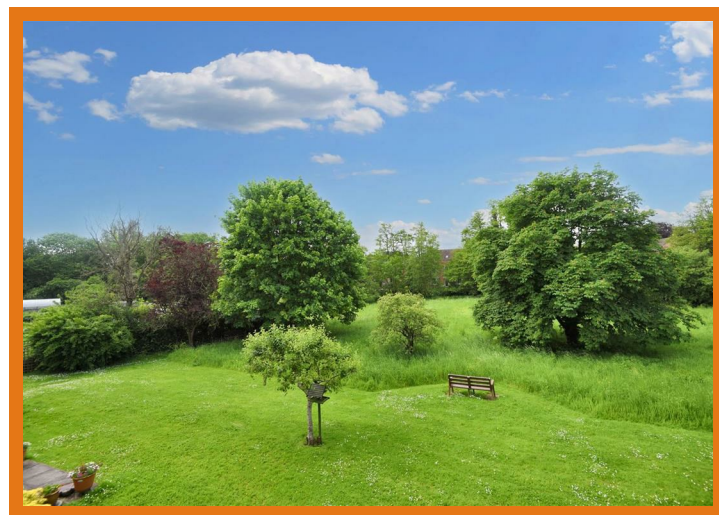
King Edmund Court
Gillingham

Asking Price
£82,500

Presented to the market with no onward chain is this bright and well proportioned first floor apartment with one double bedrooms, which has been designed for those over 55. The apartment is located towards the rear of this popular complex taking in a view over the beautifully landscaped gardens and is within an easy walk of the town centre. Gillingham offers a wide selection of shops and supermarkets, doctors and dentist surgeries, churches, cafes and the mainline train station, which serves London Waterloo and St. David's Exeter, is also within easy reach.

This delightful apartment forms part of a small development of one and two bedrooms apartments and two bedroom cottages managed by Broadleaf Management Services with the benefit of a part time scheme manager, a laundry room and residents lounge, plus a guest suite which may be booked for visitors at a nominal charge. The apartment itself benefits from double glazed windows throughout, electric heating and has its own external front door that opens into the hall where there is a stair lift to the accommodation.

The apartment offers comfortable interior with the option to update to one's own choice, as and when required. It must be viewed to truly appreciate the easy to use layout, size of the rooms and the wonderful communal gardens as well as the complex itself.



**The Property
Accommodation**

Inside

The property is approached from the drive onto path that leads to a covered area and the front door to the apartment. This opens into the entrance where there is a stair lift to the accommodation on the first floor (this can be removed if not required). On the galleried landing there is a window to the front, access to the loft space plus large storage cupboard and the airing cupboard that houses the hot water cylinder and white panelled doors to all rooms. There is a bright and roomy sitting room with outlook over the communal gardens and meadowland and the double bedroom with fitted wardrobe also enjoys the same view. The kitchen is to the front and is fitted with a range of floor cupboards with drawers and eye level cupboard with open ended display shelves. There is a good amount of work surface with wood trim and tiled splash back plus a stainless steel sink and drainer. The

waist high electric oven has drawer underneath and storage cupboard above and there is also an electric hob with extractor hood above. There is space for a fridge/freezer. In addition, there is a large storage cupboard. The floor is laid to vinyl. The bathroom is fitted with bath with mixer tap and electric shower above, pedestal wash hand basin with mirror fronted bathroom cabinet and shaver light/point above and a WC. The walls are fully tiled and the floor is laid to mosaic effect vinyl flooring.

Outside

The main grounds lie in between and to the back of the complex and are beautifully landscaped, adjoining meadow land, the river and the town's allotments. Currently, the meadow land has been left to grow to encourage wildlife but do have mowed paths leading through them and along the boundaries. There is the manger's office, a laundry room, guest suite and residents lounge as well as outside drying areas and visitor parking spaces. There is no

allocated parking or garage with the apartment.

Important/Useful Information

- Energy Efficiency Rating C
- Council Tax Band B
- Double Glazed Windows
- Electric Economy 7 and Panel Heaters
- Mains Drainage
- No Onward Chain
- Pets generally Welcomed
- Term of Lease.....99 Years from 1985 - 60 years remaining
- Service Charge.....£511.23 per quarter (£2044.921 year) in 2024

Directions

From Gillingham High Street
Proceed down the High Street and bear to the right onto Queen Street. Continue to the junction at Le Neubourg Way and turn left. Take the next turning right into Cemetery Road. The complex is on the left hand side opposite the catholic church. The apartment is located to the back of the complex. Postcode SP8 4DL

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.