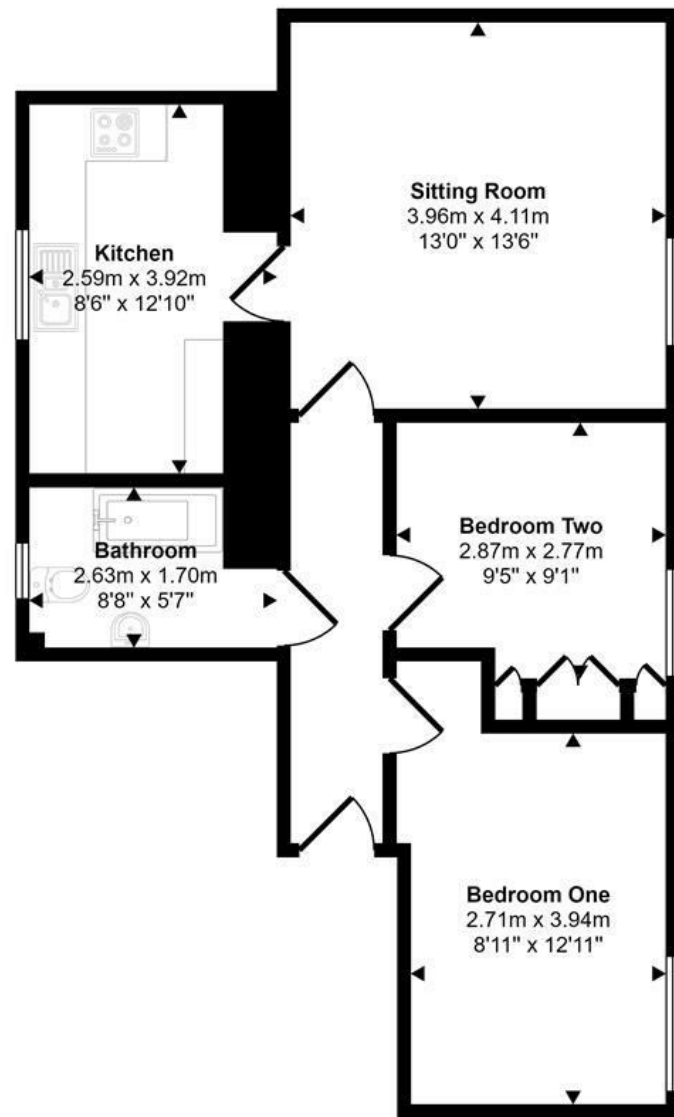


Approx Gross Internal Area  
59 sq m / 630 sq ft



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.

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



North Street  
Warminster

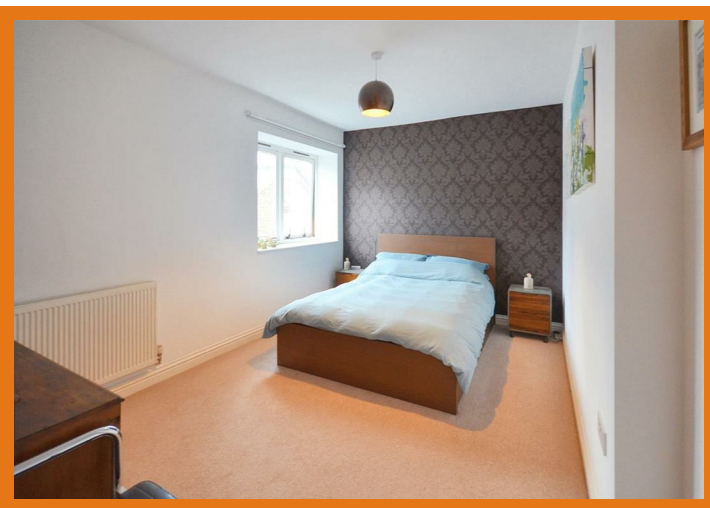
Offers In Excess Of  
£150,000

\*\*\* END OF CHAIN \*\*\* MOTIVATED VENDOR \*\*\* CASH BUYERS \*\*\* FIRST TIME BUYERS \*\*\* INVESTORS \*\*\*  
TWO DOUBLE BEDROOMS \*\*\* A immaculately presented, two bedroom first floor apartment offering well-proportioned accommodation perfect for a first time buyer, an investment opportunity or for those looking to downsize in the leisure years - with the bonus of no onward chain. This desirable Wiltshire town boasts a thriving community and caters well for everyday needs. There is a Co-op store, post office, greengrocers and chemist, as well as a dental and doctor surgery, electrical shop and primary school. In addition, there are various takeaway outlets and public houses that serve food. Not far away is the National Trust's Stourhead and further facilities may be found in Gillingham where there is a mainline train station to London and Exeter.

The property has been much loved and cherished by our seller for many years. During this time, it has been extremely well maintained and benefits from double glazing and gas fired central heating from a combination boiler. There are excellent storage options that offer practicality and convenience for your belongings. The apartment boasts a convenient parking space for one vehicle and the communal garden provides a lovely outdoor space to relax and enjoy the fresh air.

Book a viewing now, to avoid missing out on the opportunity to be the next owner.





## The Property

### Accommodation

#### Inside

Upon entering the property there is an entrance hall with doors leading to the bedrooms, bathroom, sitting room and kitchen. The Kitchen is a good size with a good amount of eye and floor level cupboards and work top space. There is a gas hob, oven and extractor as well as space for a fridge freezer and white goods. The gas fired combination boiler is housed in the kitchen. The sitting room is a great size and enjoys a bright sunny aspect when the sun shines through. The two bedrooms are good size doubles, bedroom two has a built in wardrobe. The bathroom offers a bath with an overhead shower, pedestal wash hand basin and a low level WC.

#### Outside

**Parking**  
There is an allocated parking space

at the front of the property and an allocated visitors next to it.

#### Storage

The property offers a useful shared storage room, which can be accessed via the bin storage area.

#### Gardens

There is a small communal area out to the front of the property - This can be used by all flats.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
uPVC Double Glazing Throughout  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Leasehold - 980 years remaining -  
Each flat owner owns a share of the freehold  
Service Charge - £150.19 pm

#### Directions

**From the Gillingham Office**

Follow the road down the High Street until you reach the junction. Turn right and as you approach the 'co-operative roundabout', take the first exit heading towards Mere. At the next roundabout proceed straight over and go through the village of Milton on Stour continuing towards Mere. At the end of the road turn right heading into Mere. Turn left into Manor Road and then right onto North Street. The property will be found on the right hand side.  
Postcode BA12 6HU

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.