

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.



King Edmund Court
Gillingham

Asking Price
£127,500

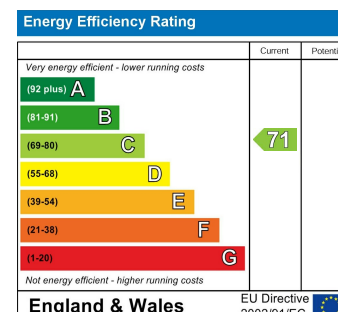
MODERN FIRST FLOOR APARTMENT UPDATED KITCHEN AND BATHROOM***WELL PRESENTED***CLOSE TO TOWN AMENITIES***IDEAL LOCK UP AND LEAVE***COMMUNITY WITH INDEPENDENCE***

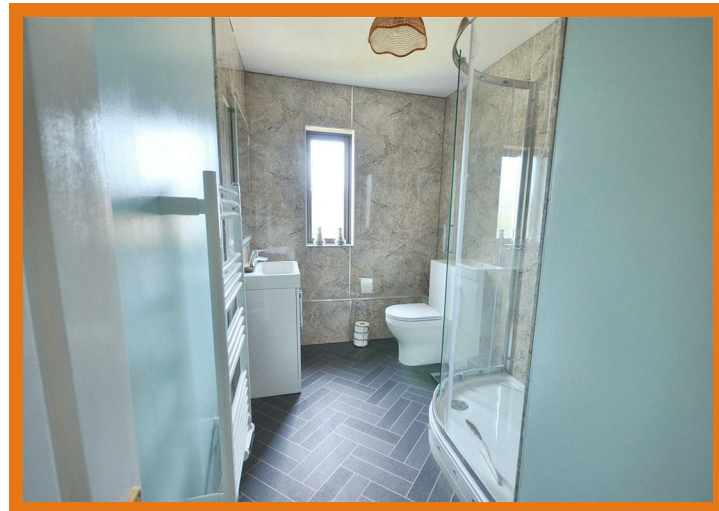
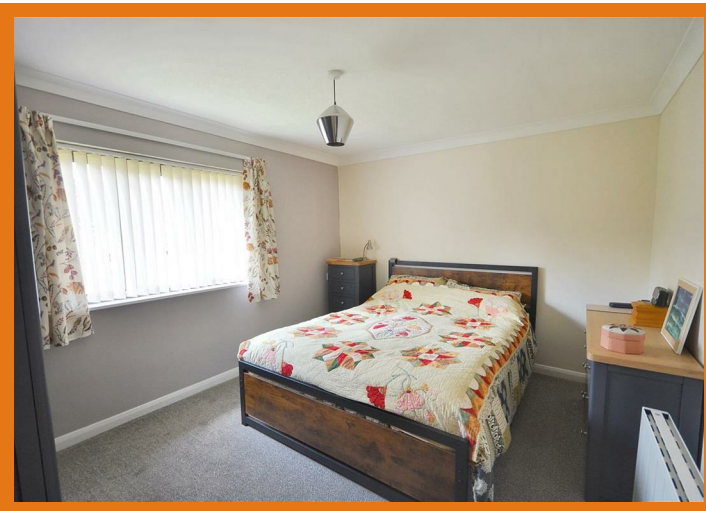
A great opportunity to purchase this delightful first floor apartment with two double bedrooms, designed especially for independent living for over 55s. Boasting well proportioned, bright accommodation and boasts an ideal location within reach of the town's facilities, including the mainline train station. There are two good size double bedrooms, a recently updated kitchen, a spacious sitting room and a modern bathroom. The property benefits from UPVC double glazing, electric heating and beautiful communal gardens. There is also a stair lift which is shared with the other first floor apartment. This well-maintained apartment forms part of a small development of one and two bedroom 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 for a nominal charge.

The property must be viewed to truly appreciate the size and layout, as well as the beautiful grounds.

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The Property

Accommodation

Inside

Upon entering the apartment there is an entrance hall with doors leading to the sitting room, kitchen, two bedrooms and bathroom. The sitting room is a good size with large windows, flooding the property with plenty of light. The kitchen was recently updated and has a good amount of eye and floor level storage cupboards, as well as work top space. There is a built in electric oven, hob, integrated dishwasher and space for a fridge freezer. The two bedrooms are good size doubles. The shower room has also been recently updated and benefits from a shower, low level WC and wash hand basin. There is plenty of storage around the property, including a large built in storage cupboard at the entrance.

Outside

The main grounds lie in between and to the back of the complex and are beautifully landscaped, adjoining meadow land and the town's allotments. There is the manager's office, a laundry room, guest suite and residents lounge as well as an outside drying areas and visitor parking spaces.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
uPVC Double Glazed
Electric Radiators
Mains Drainage
Leasehold - 60 years remaining on the lease. No ground rent. Annual service charge of £2,468.22 (figures at 2023)

Directions

From the Gillingham Office

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 property is the second block to the left hand side. 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.