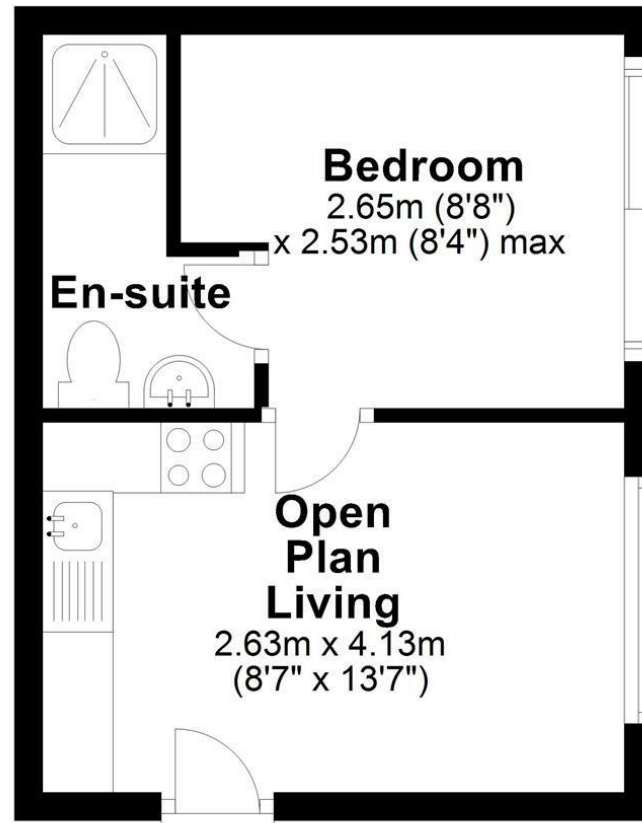


## Floor Plan

Approx. 22.2 sq. metres (239.1 sq. feet)



Total area: approx. 22.2 sq. metres (239.1 sq. feet)



New Road  
Gillingham

Asking Price  
£65,000

A fabulous opportunity to purchase a cosy ground floor one bedroom purpose built apartment, presented to the market with the bonus of no onward chain and situated in a popular residential development on the fringe of the town. The property enjoys a prime location within walking distance to the mainline train station serving London Waterloo and the West Country and the town centre is easily accessible. Gillingham has a wide range of facilities, including a selection of individual shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues.

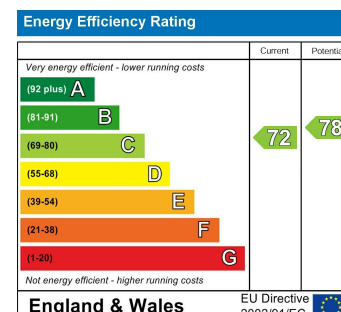
The apartment presents an ideal chance for a first time buyer to get a foot on the housing ladder, a wonderful and easy lock up and leave UK base or a great investment for the rental market. The property is offered for sale in good order with laminate flooring throughout and tiled floor in the en-suite shower room.

There is plenty of scope to update to your own taste and choice as and when required and a few personal touches could truly make it your own home. The apartment has a contemporary open plan living space and benefits from uPVC double glazing and electric heating.

A viewing is necessary to see how this apartment will fulfil many requirements and an early viewing is recommended to avoid missing out on the chance to purchase this home in this favoured location.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

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gillingham@mortonnew.co.uk  
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## The Property

### Accommodation

#### Inside

The entrance is located to the side of the building where there is a storm canopy over the part glazed uPVC front door, which opens into the open plan living space. A uPVC window to the rear looks out onto a small garden and there is a wall mounted electric heater plus power, telephone and television points.

The kitchen Area is fitted with a range of units consisting of floor and eye level cupboards plus a bottle store and there is a work surface with tiled splash back and circular stainless steel sink and drainer with a mono tap. There is a built in electric oven and hob and space for other appliances. The floor is laid to wood effect laminate flooring.

The bedroom has double doors that

open to the small garden to the rear and is fitted with a wall mounted electric panel heater. A door opens to the en-suite shower room. This is fitted with a suite consisting of shower cubicle with electric shower, low level WC and a pedestal wash hand basin. The floor is laid to tile effect flooring

#### Outside

There is an allocated parking space, which will be found close to the property plus a small garden to the rear. There are communal grounds that are laid to lawn.

### Useful Information

Energy Efficiency Rating C  
 Council Tax Band A  
 Double Glazing  
 Electric Heating  
 Mains Drainage  
 Leasehold - 99 year lease from 1988 - 63 years remaining - Yearly ground rent £125 and £900 per annum maintenance charge  
 No Onward Chain

### Directions

**From Gillingham High Street**  
 Head up the High Street towards Shaftesbury. At the roundabout take the first exit heading towards Shaftesbury and take the right hand lane. Turn right at the traffic lights heading towards Sturminster Newton. Continue for a short distance where the entrance to Meadowcroft is on the left hand side. The apartment will be found immediately on the right hand side of the first carpark. Postcode SP8 4SR.

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.