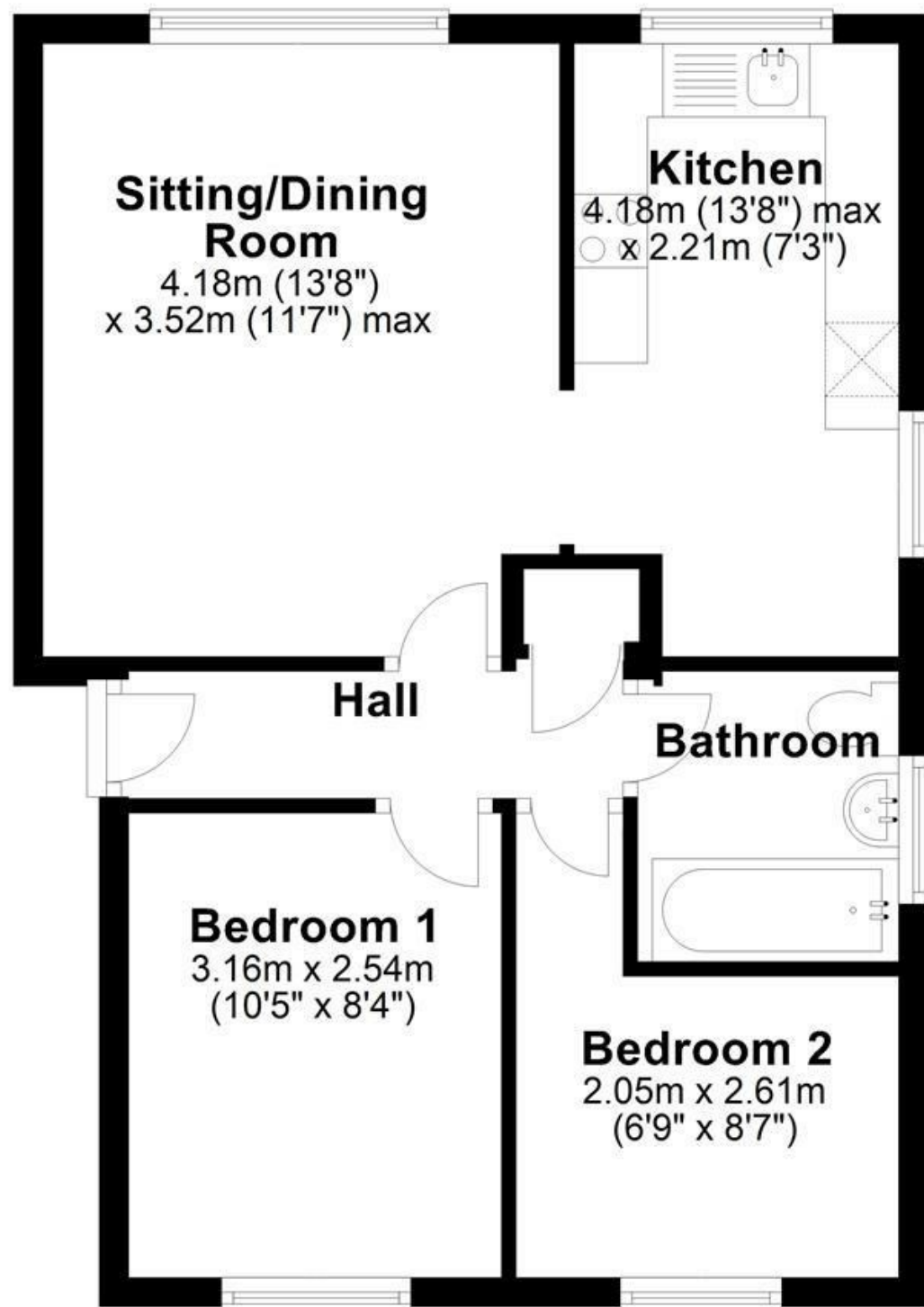


Floor Plan

Approx. 46.6 sq. metres (501.5 sq. feet)



New Road
Gillingham

Offers In Excess Of
£85,000

*** Cash Buyers Only *** This well presented, recently redecorated modern first-floor apartment offers the perfect blend of style, comfort, and convenience. With two bedrooms, this home is ideal for first-time buyers, investors, or those seeking a hassle-free lock-up-and-leave lifestyle.

Step inside to a bright and spacious sitting room, filled with natural light—perfect for relaxing or entertaining guests. The kitchen provides plenty of space for dining, making it a fantastic spot for enjoying home-cooked meals or dinner with friends. A well-appointed bathroom adds to the home's practical yet stylish appeal. The property has been recently redecorated, giving it a fresh, modern feel, and is fitted with efficient electric radiators for year-round comfort.

Outside, you'll find communal gardens to the rear of the building, while allocated parking ensures convenience. Situated just a short distance from the town centre and mainline train station, this location provides easy access to shops, dining, and excellent transport links.

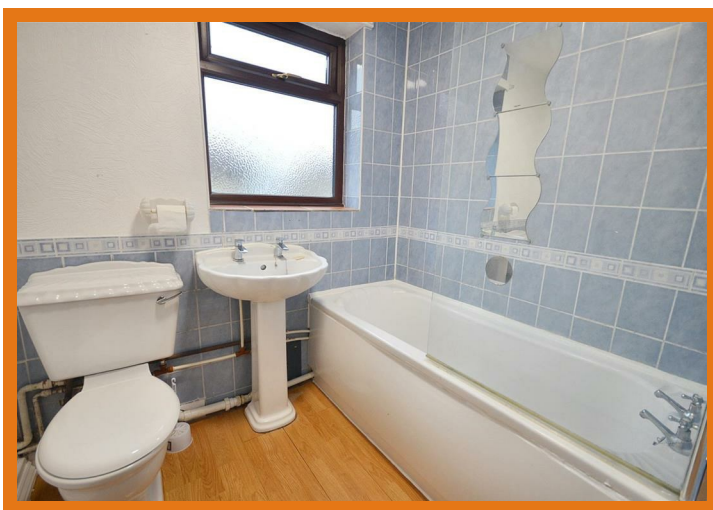
With no onward chain, this property is ready for you to move straight in and make it your own. Don't miss out—schedule a viewing today.

Total area: approx. 46.6 sq. metres (501.5 sq. feet)

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	



The Property

Accommodation

Inside

A part glazed uPVC front door opens into the communal entrance hall with window to the side and stairs rising to a small landing and uPVC wood effect panelled door opening into the apartment's own hall with doors leading off to the bedrooms, bathroom and sitting/dining room.

The sitting room enjoys an outlook to the road with a partial rural view in the distance. An arch opens to the kitchen. This has a double outlook with window to the side and rear with partial countryside view in the distance. It is fitted with a range of wood grain effect kitchen units consisting of floor cupboards, wall shelves and eye level cupboards with open ended display shelves. There is a generous amount of work surfaces with a tiled splash back

and a one and half bowl stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and for a dishwasher as well as space for a fridge/freezer and an electric slot in cooker. For appearance and practicality the floor is laid to a wood effect vinyl.

There are two bedrooms plus the bathroom, which is fitted with a suite consisting of bath with electric shower over and tiled splash back, pedestal wash hand basin with tiled splash back and low level WC.

Outside

To the front of the property there is a parking area with an allocated space for the apartment plus communal grounds.

Useful Information

Energy Efficiency Rating D
Council Tax Band A
uPVC Double Glazing

Mains Drainage
Leasehold
Ground Rent.....£100 per annum
Service Charge.....£987.34 per annum - Together Property Service
Allocated Parking Space and Visitor Spaces.
62 Years Left on the Lease.

Directions

From Gillingham

Turn right out of the office and head up the High Street. 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 is the on the right hand side fronting the road. 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.