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selling and letting properties



Newbury
Gillingham

Asking Price
£100,000

This well-presented retirement flat offers comfortable, easy living in a peaceful and friendly community. The property features two generously sized bedrooms, perfect for creating a restful retreat or accommodating guests. The spacious sitting room is ideal for relaxing, with plenty of natural light, offering ample space for furniture and relaxation. The well-equipped kitchen is generously sized and thoughtfully designed, with ample storage and work surface space. The bathroom is clean and functional, designed with convenience in mind. In addition, the property benefits from ample storage space, ensuring you have room for all your belongings.

The apartment forms one of thirty five other one and two bedroom apartments built by Churchill Retirement in 2011. The apartment offers independent living with peace of mind that there is additional support from the full time lodge manager, if required and plenty of activities for those who wish to get involved either taking place in the communal lounge or outside venues. There is also a guest suite that may be booked for a nominal fee, laundry room and lift serving all floors. There is parking on a first come first served basis and an entry phone system to all the apartments.

The property must be viewed to truly appreciate the size and layout.

The Property

Accommodation

Inside

Upon entering the property there is a welcoming entrance hall with doors to the sitting room, two bedrooms, family bathroom and storage cupboards. The sitting room is spacious and bright, offering plenty of space for a dining table. There is a well equipped kitchen with a good amount of eye and floor level cupboards, As well as an electric hob, oven and extractor fan.

The two bedrooms are good sized doubles, the principle bedroom benefitting from a built in wardrobe. There is a bathroom with a shower, vanity style wash hand basin and a low level WC. The apartment also offers two storage cupboards, one of which housing the hot water cylinder.

Outside

There is a seating area just outside of the main entrance for all residents to use with paths edged by flower beds lying to the rear and side. There is also a mobility scooter charging area and parking is on a first come, first served basis.

Useful Information

- Energy Efficiency Rating C
- Council Tax Band C
- uPVC Double Glazed Windows
- Electric Heating via Radiators
- Mains Drainage
- Lease - 125 years from and inclu
- Half yearly combined Service an
- £2,040.29
- Managed by Millstream
- To be confirmed by the solicitors

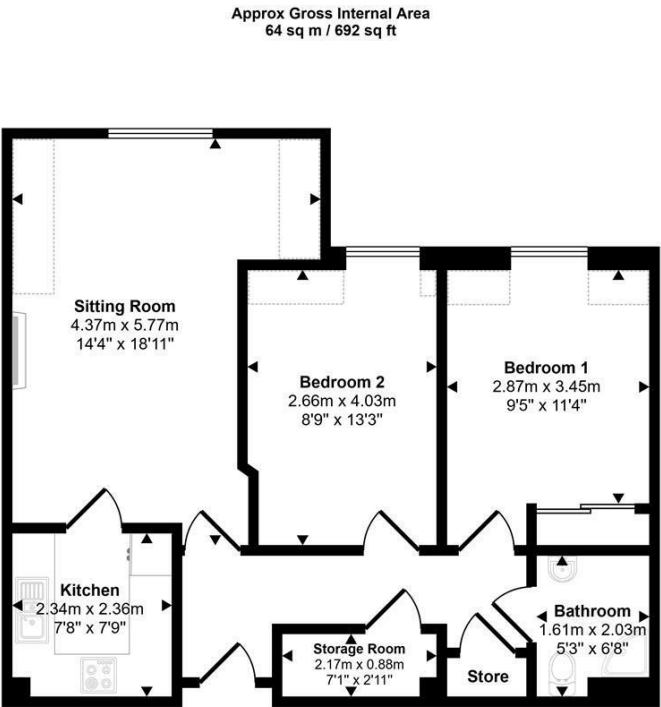
Directions

From the Gillingham Office

Proceed up the High Street where the apartment block will be found on the left hand side on the corner of Harding's Lane. The main entrance will be found at the back of the building under the arch. Postcode SP8 4WG

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Floorplan

Denotes head height below 1.5m

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.