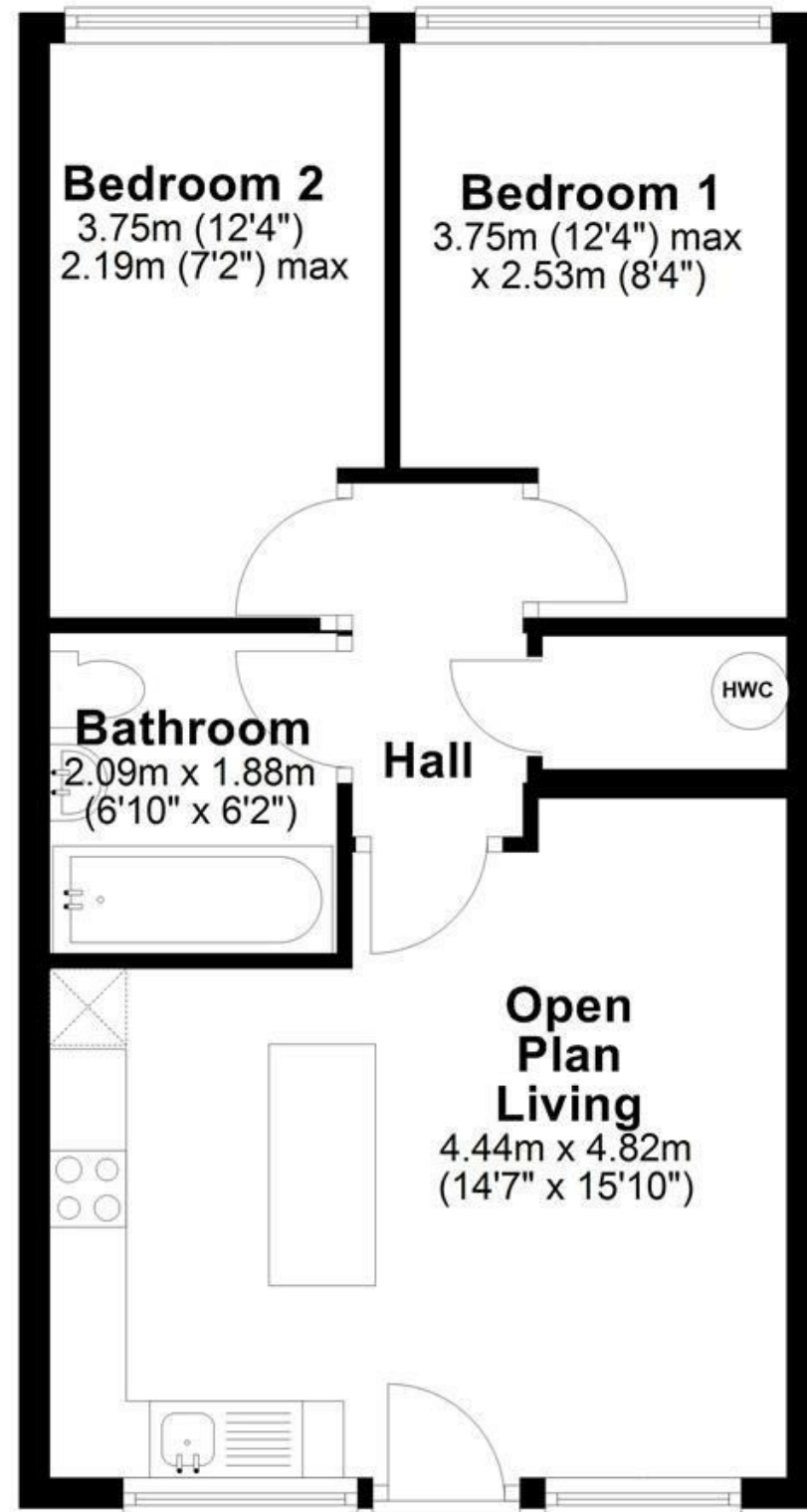


Apartment

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 45.1 sq. metres (485.9 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		52	74
		EU Directive 2002/91/EC	

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selling and letting properties



Lodbourne Green
Gillingham

Asking Price
£120,000

Sleek & Stylish Apartment – Walk to Everything, Live with Ease:-

Looking for your first home, a smart investment, or the perfect base to lock up and leave? This bright and contemporary two-bedroom apartment ticks all the boxes—offering modern living, ultra-convenient location, and fantastic flexibility.

Set above local shops and just a short stroll to the town centre and railway station, this purpose-built apartment blends everyday practicality with a fresh, stylish feel. Step inside and you'll find a spacious open-plan living area, perfect for modern life—with a sleek handleless kitchen, built-in appliances, a breakfast bar for casual dining, and plenty of space to cook, relax, and entertain.

Both bedrooms are generously sized, while the contemporary bathroom offers a clean, polished finish. Outside, there's an outdoor area right at your door—ideal for a morning coffee and add a touch of greenery with some pot plants—and you'll also have permission to park one car in the nearby car park.

From here, everything's at your fingertips: local shops, cafes, and transport links are all within easy reach, making this an ideal spot for commuters, professionals, or weekend getaways. Whether you're looking to get on the property ladder, create a stylish rental, or launch a turnkey Airbnb, this apartment offers incredible potential—with no onward chain, you can get started right away.

Modern. Low-maintenance. Ready to go. Don't miss it.

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The Property

Accommodation

Inside

The property is approached from the side of the Co-Op shop via an external staircase that leads up to the row of apartments. The property is located part way along where the front door opens into a bright and welcoming contemporary open plan living space with two windows to the front that overlook the outdoor space and with distant views over roof tops. There is ample room for a settee and armchair for relaxing as well as for a table and chairs for dining. There is also a breakfast bar if preferred.

The kitchen area is fitted with a range of modern, stylish soft closing units consisting of floor cupboards, separate drawer unit and eye level cupboard and shelves. There is a good amount of wood effect work surfaces with a matching upstand and a stainless steel sink and drainer. The electric oven is built in with an induction hob and extractor hood above. There is plumbing for a washing machine and space for a fridge/freezer. The floor is laid in a practical vinyl.

You will find a good sized inner hall with a large airing cupboard that houses the hot water cylinder and provides storage space plus doors leading to the bedrooms and bathroom. The bathroom is fitted with a modern suite consisting of a bath with a mixer tap and mains shower over, pedestal wash hand basin and a WC. For practicality, the floor is laid to vinyl. There are two double bedrooms, both with large windows providing plenty of natural light.

Outside

Immediately outside of the apartment there is some outdoor space where you can sit and take in the air. From here, there are views over roof tops to countryside and Shaftesbury, in the distance.

There is permission to park one car in the parking area behind the Co-Op.

Useful Information

Energy Efficiency Rating tba
Council Tax Band A
Electric Heating Throughout
uPVC Double Glazing
Mains Drainage
Leasehold - 125 years commencing on completion
£50 Ground rent with 5 years CPI increases

Service Charge will be 12 % of whole parade, which is around £250 to £300 p.a;

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere. In addition to its own well-regarded primary and secondary schools, With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.
Postcode - SP8 4EG
What3words - ///appealing.thank.spun

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.