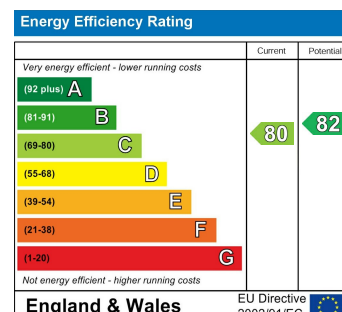


Floorplan

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.

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## Barnaby Mill Gillingham

Offers In Excess Of  
£99,999

Vibrant Town-Centre Retirement Apartment with River Views & Fantastic Facilities:-

Start your next chapter in style with this bright and beautifully designed second-floor retirement apartment, purpose-built for the over 55s and set right in the heart of town. With the doctor's surgery, shops, and mainline train station just a short walk away, convenience meets community in this superb location.

Step inside and discover flexible, well-planned living space amounting to 661 sq. ft/61 sq. m - filled with plenty of natural light. The comfortable sitting room features a charming fireplace and a Juliette balcony offering lovely winter views over the town's meadow—perfect for quiet mornings, coffee with friends or cosy evenings. The spacious dining room, complete with a stylish square bay window, flows into a modern kitchen fitted with sleek, soft-closing units and integrated appliances. The double bedroom offers a peaceful retreat with a delightful river view, and the well proportioned, modern bathroom and generous storage space complete the picture.

This friendly development comes with a fantastic range of communal features: a welcoming residents' lounge with kitchenette for social events, giving you the opportunity to be involved or just keeping to yourself, laundry room, guest suite for visiting friends or family, a caring development manager, and a 24-hour careline for added peace of mind. Outside, the communal gardens provide a lovely green space to relax and enjoy - whilst in the background birds sing and the river trickles by.

Offered with no onward chain, this uplifting and unique apartment combines comfort, independence, and community—making it the perfect place to enjoy your leisure years to the fullest.





## The Property

### Accommodation

#### Inside

The building is approached from the pavement to the complex's main entrance where there is a welcoming entrance hall and the development manager's office. There are stairs and a lift serving all floors. The apartment itself is located on the second floor with its own door leading into the hall. In the hall you will find a cloaks cupboard, a linen cupboard plus the airing cupboard housing the hot water cylinder. The floor is laid in a practical and attractive wood effect vinyl, which continues throughout the apartment.

The sitting room has plenty of room for settees and armchairs, a great room for relaxing and entertaining friends. There is a feature fireplace, which adds warmth and character to the room plus a Juliette balcony which allows natural light to flood the room and providing a wonderful spot to enjoy a view towards the town's meadow and the church tower. The dining room has a square bay window to the side of the building with plenty of room for a large dining table and chairs, and is ideal for entertaining.

An arch from the dining area opens up into the kitchen area. This is fitted with a range of stylish modern soft closing units consisting of a tall pull out larder cupboard, floor cupboards, separate drawer units and eye level cupboards. You will

find a good amount of work surfaces with a tiled splashback and a one and a half stainless steel sink and drainer with a swan neck mixer tap. The fridge/freezer is integrated and there is an eye level built in electric oven with a microwave above. The dishwasher is available by separate negotiation.

Good sized bedroom with a built in double mirror fronted wardrobe, and a window with a view over the river to the communal gardens. The well proportioned bathroom is fitted with a modern suite, consisting of a bath with main shower over, pedestal basin and a WC.

#### Outside

The communal gardens are tucked away to the rear of the building, offering a peaceful outdoor retreat. A charming bridge crosses the river, leading to the main garden area, which lies to the side—an ideal spot to relax, unwind, or enjoy nature.

#### Communal Facilities

The apartment benefits from a Development Manager who is full time. All floors benefit from the lift and staircase. There is a communal lounge where many events take place and is open to all residents, plus there is a kitchenette available. In addition there is a laundry room and guest suite which may be booked for a nominal overnight fee.

#### Useful Information

Energy Efficient Rating - C  
Council Tax Band - C  
uPVC Double Glazed Windows  
Individually Controlled Electric Radiators  
Mains Drainage  
Leasehold - 125 Years from 1992  
Service Charge - £4,116 Per Annum (Split into two instalments)  
Ground Rent - £350 Per Annum (£175 Paid every six months)  
No Onward Chain

#### 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, doctors and leisure facilities, - all within walking distance of the apartment.  
Postcode - SP8 4AD  
What3words - ///diner.barstool.challenge

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.