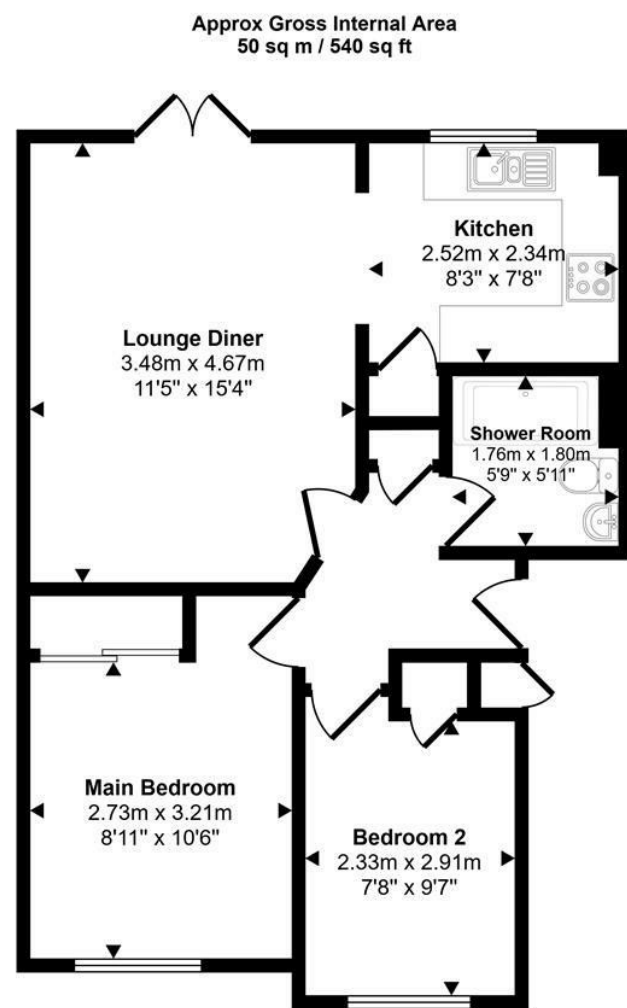


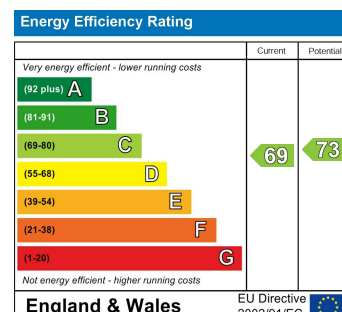


Floorplan

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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Newbury Gillingham

Asking Price
£165,000

Offered for sale with no onward chain, this purpose-built ground floor apartment occupies a well-established residential position close to the heart of Gillingham. Having been owned by the current vendor for approximately eight years, the property has been successfully used as a rental for a number of years, demonstrating its appeal as a reliable investment while also lending itself well to owner occupation.

The apartment offers larger-than-average internal proportions for a property of this type, with a particularly generous living space that opens via double doors onto the communal gardens. Its ground floor position, practical layout and easy access make it equally suitable as a low-maintenance lock-up-and-leave UK base, an ideal first home, or a straightforward investment opportunity.

Set slightly back from the road, the property enjoys a degree of separation while remaining conveniently placed for the town centre and railway station. Internally, the accommodation is well arranged and naturally light, with scope for cosmetic updating to suit a purchaser's own taste. The combination of space, location and usability makes this an appealing and versatile home.

Gillingham offers a comprehensive range of everyday amenities including shops, cafés, schooling and leisure facilities, together with a mainline railway station providing direct connections to Salisbury, Exeter and London Waterloo. This balance of convenience and comfort underpins the ongoing appeal of the property and the wider area.

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The Property

Accommodation

Inside

The apartment is entered via a communal hallway, leading into a private entrance hall which provides access to all principal rooms and includes useful storage. The overall feel is one of space and flow, with rooms arranged to maximise natural light and ease of living.

The sitting room is a particular feature of the property, offering larger-than-average proportions and a pleasant outlook over the communal gardens. Double doors open directly onto the grounds, allowing light to flood the room and creating a natural extension of the living space during the warmer months. The connection to the garden adds a sense of openness that is rarely found in apartments of this type.

The kitchen is accessed via an attractive archway from the sitting room, giving the space a sense of separation while maintaining an open feel. Fitted with modern slab-style units and laminate worktops, the kitchen benefits from a large window which draws in natural light and provides a pleasant working environment.

While the kitchen is the original kitchen, the layout offers clear scope for reconfiguration or updating.

There are two bedrooms, both well proportioned and positioned away from the main living area. The principal bedroom enjoys a calm outlook, while the second bedroom is equally versatile and well sized. The shower room is fitted with a modern white suite and completes the internal accommodation.

Overall, the interior is functional and comfortable, with clear potential for a buyer to update finishes and create a home that reflects their own taste.

Outside

One of the key advantages of this property is its relationship with the communal grounds. The apartment opens directly onto lawned and patio areas which are attractively maintained and enclosed by brick walls, creating a sense of privacy and seclusion. A central pond and established planting add character to the setting, giving the gardens a mature and settled feel.

The outdoor areas provide a pleasant outlook from the property throughout the year and offer space to sit out and enjoy

the surroundings without the responsibility of private garden maintenance.

Parking is available within the development, and the property benefits from its ground floor position, offering easy access in and out. There are also visitor car parking spaces available.

Important Information

Tenure: Leasehold
Term of Lease: 125 year lease from 24th June 1989
Unexpired Term: Approximately 97 years
Ground Rent: None
Service Charge: £441.20 per quarter
Managing Agents: Greenslade Taylor Hunt
Pets: Subject to management company approval
Heating: Electric
Drainage: Mains
Windows: uPVC double glazing
EPC Rating: C
Council Tax Band: B
Offer for sale with no onward chain.

Location

What3words - rungs.noted.worldwide

Post Code - SP8 4HG

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.