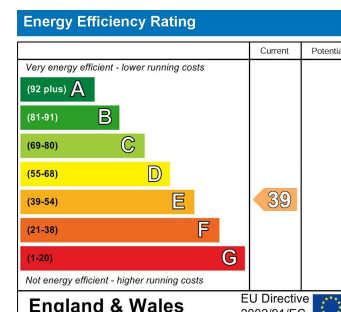


Floorplan

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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## Lodbourne Green Gillingham

Guide Price  
£120,000

Positioned above the Co-op store, this beautifully presented two-bedroom apartment offers a perfect blend of modern comfort and everyday convenience. Recently updated throughout, the property is ideal for first-time buyers, young professionals, or savvy investors looking for a move-in ready home with excellent access to local amenities and transport links.

Step inside to discover a bright and spacious open-plan living area that serves as the heart of the home. With plenty of natural light and a contemporary finish, the lounge flows seamlessly into the stylish kitchen, which has been thoughtfully designed with modern units, sleek worktops, and ample storage and preparation space — perfect for both everyday living and entertaining. The apartment comprises two well-proportioned bedrooms, each offering comfortable living space with neutral décor and flexibility to suit your lifestyle — whether you're creating a restful retreat, a home office, or a guest room. The family bathroom is finished to a high standard, featuring a full-sized bath with an overhead shower, a low-level WC, and a pedestal-style wash hand basin, all complemented by modern tiling and fixtures.

Additional features include double glazing, electric heating, and secure entry access. With shops quite literally on your doorstep and excellent public transport links nearby, the location couldn't be more convenient. There's also parking available in the car park opposite.

This is a fantastic opportunity to own a stylish, low-maintenance home in a vibrant and accessible location. Early viewing is highly recommended.





## The Property

### Accommodation

#### Inside

Upon entering the property, you step into the bright and spacious living space. The kitchen is fitted with modern units that benefit from a good amount of eye and floor level storage, as well as a breakfast bar which offers additional storage and work top space. There is an electric oven, hob, extractor fan and space/plumbing for white goods. There are ceiling lights throughout and lights above the breakfast bar, as well new LVT flooring fitted in the kitchen. There are two good sized bedrooms which are complimented by lots of light shining through from the large windows. The family bathroom has a bath with an overhead shower, pedestal style wash hand basin and a low level WC.

### Outside

#### Parking

There is a car park to the rear of the property where there is permission to park one vehicle.

#### Outside Space

There is a small terrace space to the front of the property.

### Useful Information

Energy Efficiency Rating E

Council Tax Band A

Electric Heating Throughout

UPVC Double Glazing

Leasehold - 125 years

£50 Ground rent with 5 years CPI increases

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

### Directions

Postcode - SP8 4EG

What 3 words -

///visits.tricks.snowboard

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.