



Flat 8, Churchbury House Queen Street, Gillingham, Dorset. SP8 4DX

£180,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





Flat 8, Churchbury House Queen Street, Gillingham, Dorset. SP8 4DX

£180,000

Skilfully converted from an old Methodist Church to what is now known as Churchbury House, we are pleased to present, Matthews. Matthews is a top floor two double bedroom apartment masterfully done in a contemporary style whilst reflecting on and respecting the tradition behind the building to ensure that there is a seamless blend of new and old. The development will be sold with a Share of Freehold tenure and reasonable maintenance charges. Further, allocated parking spaces are available on a first come first served basis and are priced at £10,000 each.



COMMUNAL ENTRANCE

From the Ground Floor stairs rise to the first and second floor where the personal entrance door to this property will be found.

ENTRANCE HALL (18' 2" X 3' 5") OR (5.54M X 1.04M)

A bright and welcoming reception with access to all rooms.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (20' 8" X 10' 6") OR (6.31M X 3.21M)

Narrowing in part to 2.44m in the Dining End and 2.27m in the Kitchen end. Fitted with a great range of base and wall mounted units with areas of work surface over. Under counter space for utilities and space for tall standing fridge/freezer. Velux style roof light to each side. Inset ceiling spotlights.

BEDROOM 1 (12' 5" X 10' 7" MAX) OR (3.79M X 3.23M MAX)

Maximum measurement due to sloping ceiling. A bright bedroom with ample space for fitted or freestanding bedroom furniture.

BEDROOM 2 (11' 6" X 10' 7" MAX) OR (3.51M X 3.22M MAX)

Maximum measurement due to sloping ceiling. A bright double bedroom with ample space for fitted or freestanding bedroom furniture.

BEDROOM 3/RECEPTION ROOM (13' 5" X 9' 7") OR (4.09M X 2.91M)

Velux window to side. Well planned and created to either be a separate sitting room or a further bedroom and offering complete versatility as such.

BATHROOM (7' 0" X 5' 5") OR (2.14M X 1.65M)

Really well appointed with panel enclosed bath with shower over, wash hand basin and low level flush WC. Part tiled walls and floor.

OUTSIDE

The property benefits from a limited amount of communal grounds as well as bin and bike stores.

ALLOCATED PARKING SPACE

Allocated parking spaces are available at a cost of £10,000 on a first come, first served basis.

LEASEHOLD & MAINTENANCE FEES

An annual maintenance charge will be levied towards the upkeep of the communal areas and building and is initially going to be set at £937.50 per property with a Share of Freehold Tenure and a Peppercorn Ground Rent.

NEW HOMES WARRANTY INFORMATION

The property benefits from a 10 year New Homes Warranty provided by Build Zone.

DIRECTIONAL NOTE

Using the What Three Words App the development can be found under shade.offhand scorched

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

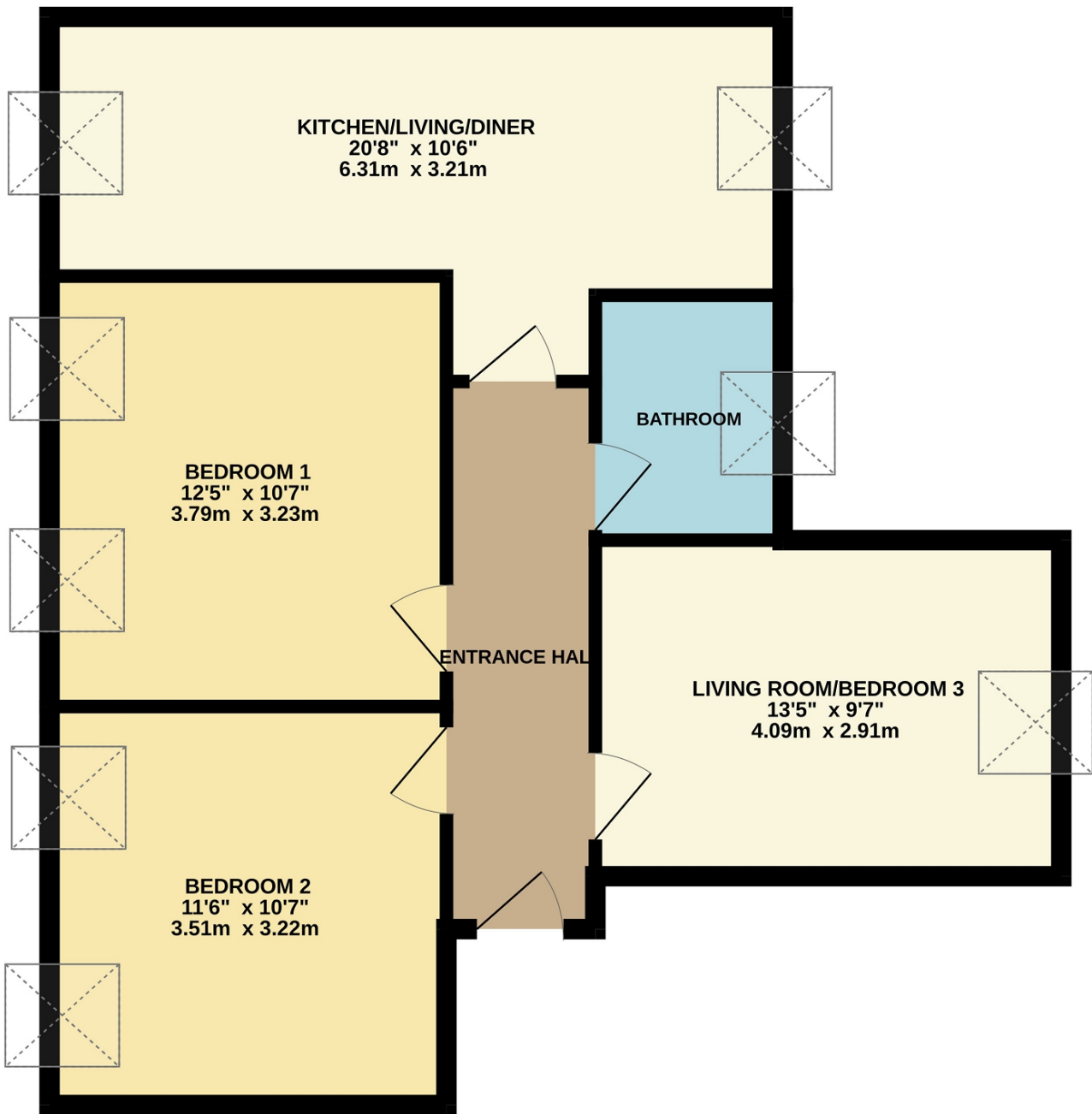
TENURE

The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is TBC

GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk