



Flat 5 Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ

£135,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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A stunning one double bedroom GROUND FLOOR APARTMENT WITH COURTYARD GARDEN situated in this most skilfully converted former Church 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.



ENTRANCE

Accessed via its own private entrance into the courtyard garden with a door then leading into the:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (16' 9" X 10' 5") OR (5.10M X 3.17M)

A superb open plan room full of light with double doors leading out onto the private courtyard garden and a window in the living space with the same outlook. Recessed spotlights, herringbone flooring, Kitchen with spaces for utilities. Inset four ring hob with oven beneath and filter extractor canopy over. Inset stainless steel sink unit with drainer adjacent and mixer tap over.

BATHROOM (6' 8" X 5' 7") OR (2.02M X 1.70M)

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

BEDROOM (9' 7" X 7' 10") OR (2.92M X 2.40M)

Window to front.

COURTYARD GARDEN

For the private use of this property only and laid to paving and enclosed by a high level wall to the rear.

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

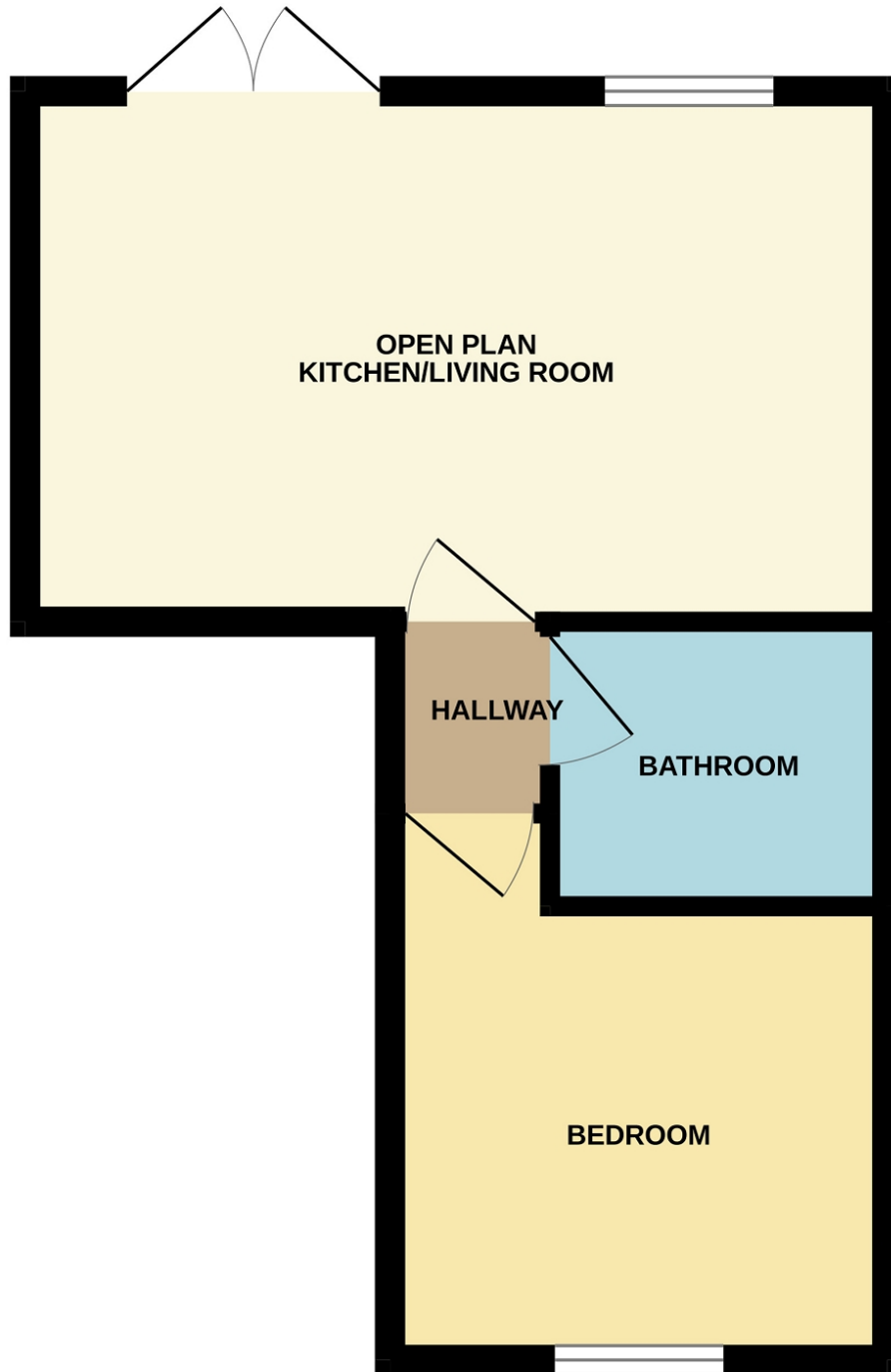
It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives 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.

EPC RATING

The EPC rating for this property is TBC



GROUND FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 313 sq.ft. (29.0 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.

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