



**Connells**

Barnaby Mill, Barnaby Mead  
Gillingham



### Property Description

Ideally located a short distance from the mainline railway station and town centre of Gillingham is this light and airy over 55's retirement property that has been renovated throughout and enjoys views across the river. Boasting an open plan living area with a modernised kitchen that has integrated Neff appliances, two good size bedrooms and a study. In addition, there is a private parking space and a communal garden that is mainly laid to lawn.

### **Entrance Hall**

The large entrance hall has a large cupboard, coir matting and carpet. Door entry system control unit.

### **Study**

8' 9" x 8' 1" ( 2.67m x 2.46m )

The study has a double-glazed window to the rear with an electric radiator, and a Beech bespoke desk area incorporating cupboard space.

### **Kitchen/lounge**

24' x 11' 7" ( 7.32m x 3.53m )

This open plan living area has luxury Karitane vinyl Oak flooring, a double-glazed door to the rear with a Juliet balcony, roller blinds and designer oak shelving units and bookcase. There are soft close wall and base units with carousels and pull-down shelving, and which incorporate a floor level heater. There is a Minerva breakfast bar, Minerva work tops and splashback, a stainless steel sink with a Quooker tap providing instant filtered cold and boiling water, a dishwasher and two designer electric radiators. All appliances within the kitchen are Neff and they include a Wi-Fi connected oven with steam and slow cooking options, a Wi-Fi connected combi microwave oven, a warming drawer, a large induction hob, an extractor fan, and an integrated self-defrosting fridge/freezer. Manual/Alexa controlled lighting.

### **Bedroom One**

14' 10" x 10' 3" ( 4.52m x 3.12m )

Bedroom one has a double-glazed window to the rear with a large bespoke Beech wardrobe featuring drawers , storage racks for 20 shoes and a pull-down hanging rail, floating bedside locker with phone charger, an electric radiator and carpet. Manual/Alexa controlled lighting.

### **Bedroom Two**

11' 7" x 7' 7" ( 3.53m x 2.31m )

Bedroom two has a double glazed window to the rear, a large bespoke Beech wardrobe featuring drawers and a pull-down hanging rail, carpet and a floating bedside locker with phone charger. Manual/Alexa controlled lighting.

### **Bathroom**

The modernised bathroom is lined with acrylic panels, and features luxury oak vinyl flooring. There is a large open shower cubicle with a rainfall shower, WC, floating vanity unit with wash hand basin, Wi-Fi-connected mirror, a large floating storage cupboard, with integral laundry bin. A wall-mounted radiator and extractor fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01747 821 791**  
**E [gillingham@connells.co.uk](mailto:gillingham@connells.co.uk)**

4 Clive House High Street  
 GILLINGHAM SP8 4QT

**EPC Rating: B**

**view this property online [connells.co.uk/Property/GIL305235](https://www.connells.co.uk/Property/GIL305235)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GIL305235 - 0010