

for sale

offers in excess of **£100,000**



## Royal Lodge, Newbury, Gillingham, SP8 4WG

A one bedroom first floor apartment for over 55's situated along the top of the high street in Gillingham. The property comprises of a lounge, a kitchen, a large bedroom, and a separate bathroom. There is a communal garden and parking available on a first come first serve basis.



# Royal Lodge, Newbury, Gillingham, SP8 4WG

## Entrance Hall

The entrance hall has a door to the front with carpet. There is an intercom system and a large airing cupboard that has fitted shelving, a brand new hot water tank and the fuse board.

## Lounge

22' 4" x 10' 5" ( 6.81m x 3.17m )

The lounge has a double glazed window to the rear with carpet. There is an electric fire place, a TV point, a telephone point and two electric heaters.

## Bathroom

The bathroom has partially tiled walls and vinyl flooring. There is a large shower cubicle, WC, vanity unit with a wash hand basin, a mirror light with a built in shaving point, a medicine cabinet, an extractor fan and an electric heater.

## Kitchen

8' 2" x 7' 6" ( 2.49m x 2.29m )

The kitchen has a double glazed window to the rear with vinyl flooring. There are wall and base units with work surfaces, an electric hob with an overhead extractor fan, an electric oven, a stainless steel sink/drain, a built in fridge and a separate freezer.

## Bedroom One

16' 8" x 9' 2" ( 5.08m x 2.79m )

Bedroom one has a double glazed window to the rear with carpet. There are built in mirrored wardrobes, a TV point and an electric heater.











To view this property please contact Connells on

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4 Clive House High Street  
 GILLINGHAM SP8 4QT

Property Ref: GIL306169 - 0003

**Tenure:** Leasehold

**EPC Rating:** B

**view this property online [connells.co.uk/Property/GIL306169](https://www.connells.co.uk/Property/GIL306169)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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