



Connells

Milford Court
Gillingham



Property Description

Connells are delighted to present a two-bedroom first-floor apartment situated ideally in the town of Gillingham, Dorset. Offering accommodation to those over the age of forty, alongside some stunning countryside views and walks, this property presents itself as a perfect opportunity for those looking to downsize. The property itself comprises a well-sized reception room adjoining an equally well-proportioned kitchen space; as well as two double bedrooms that are bright and airy. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Entrance Hall

The entrance hall has two storage cupboards and an electric heater.

Lounge

18' x 10' 3" (5.49m x 3.12m)

The lounge has three double glazed windows to the front of the property and a double glazed window to the side of the property. It has two electric heaters, a TV point and a telephone point.

Kitchen

5' 11" x 7' max (1.80m x 2.13m max)

The kitchen has a double glazed window to the front of the property. It has both wall and base units, an integrated oven and hob, an extractor fan, a 1 bowl sink as well as space for a washing machine and fridge.



Bedroom 1

11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom 1 has a double glazed window to the front of the property and an electric heater.

Bedroom 2

8' 7" x 7' 1" (2.62m x 2.16m)

Bedroom 2 has two double glazed windows to the front of the property, a double integrated wardrobe and an electric heater.

Bathroom

The bathroom has a double glazed, frosted window to the side of the property. It has a WC, hand wash basin, a shower, and a heated towel rail.

Outside

The property has a shared outside walkway and residents parking.

Agents Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 2400.00

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306218

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1986. Should you require 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.

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.

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