



CHAFFERS
ESTATE AGENTS



20 Barnaby Mill

Gillingham, SP8 4AD

Offers Over £95,000 Leasehold



RETIREMENT 2nd FLOOR APARTMENT A delightful ONE BEDROOM 2nd floor apartment (formerly 2 bedrooms) within the sought after Barnaby Mill development, set in a convenient location close to the town centre, amenities and mainline train station (Exeter - Waterloo). Age restriction of 55+ years. EPC BAND~C



DESCRIPTION

A delightful well presented one bedroom (formerly two bedrooms) 2nd floor retirement apartment within the sought after Barnaby Mill development, set in a convenient location close to the town centre, local amenities and mainline train station (Exeter - Waterloo).

This deceptively spacious apartment has been well maintained and is in excellent decorative order throughout offering accommodation briefly comprising of:- Communal Entrance Hall with security entry phone, stairs or lift to:- Entrance hall with two built in storage cupboards; a good sized, well equipped double aspect kitchen/diner fitted with a range of floor and wall units with granite worktops, a built in electric oven, microwave, ceramic hob with cooker hood over, integrated fridge/freezer, space and plumbing for washing machine or dish washer; a well proportioned lounge with a feature fireplace and a Juliette balcony; the bedroom is of good size with built in mirror fronted double wardrobes; bathroom fitted with a white suite which includes a bath with shower over and screen, pedestal wash basin, WC and a dimplex convector heater.

The property benefits from electric heating, double glazing, security entrance system, visitors parking available, riverside communal gardens. There is use of lounge area and laundry room. Guest suite is available at an extra cost. A house manager is available Monday - Friday with support careline after hours. ***Age restriction of 55+ years***

OUTSIDE

Attractive and well maintained communal gardens for the enjoyment of the residents.

Visitors parking spaces available.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets including Waitrose, bank and a building society, library, 3 primary schools and well renown secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

ADDITIONAL INFORMATION

Services: Mains Water (Meter) Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Notes: Fitted carpets as seen are included in the sale.

Lease details:- 125 years from 25th December 1992 (95 years remaining) Ground rent:- £350.00 approx. per annum and increases by this amount every 25th year. Maintenance charge:- £1,99068 half yearly (September & February) which covers all public areas, communal gardens and building insurance. (Externally).

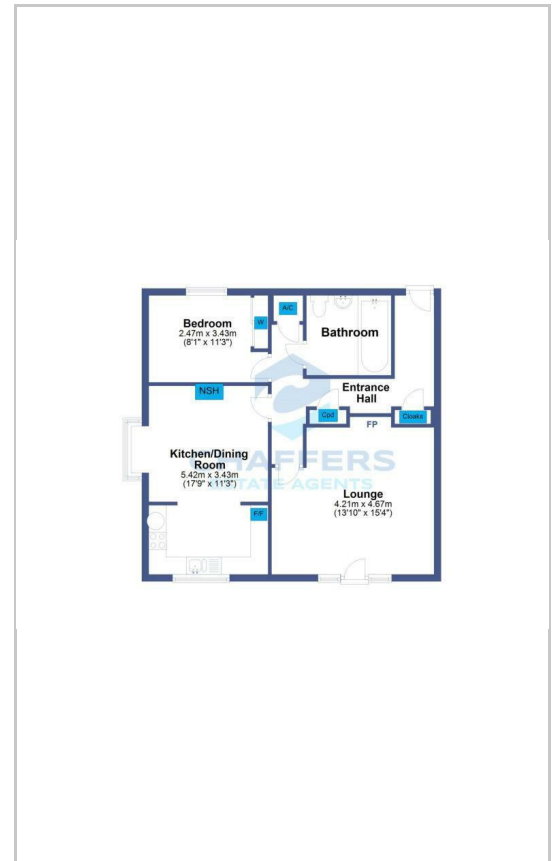
Age Restriction:- 55 years of age minimum although if a couple, the younger may be 45 years old or older provided the elder is 55 years of age or more.

Energy Performance Certificate: Rated: C

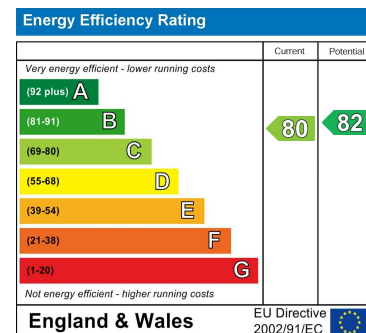
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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