



CHAFFERS
ESTATE AGENTS



8 King Edmund Court Gillingham, SP8 4DL

NO FORWARD CHAIN A fantastic opportunity to acquire an immaculately presented two double bedroom first floor retirement apartment located in the highly desirable King Edmund Court complex within easy distance of the town centre, all local amenities and mainline train station (Exeter-London/Waterloo). EPC Band:- D

Asking Price £135,000 Leasehold

Council Tax Band: C

8 King Edmund Court

, Gillingham, SP8 4DL



DESCRIPTION

An immaculately presented apartment with an easy-access first floor position ensuring security and a light-filled and spacious living room with bay window seating/dining area and delightful views. Surrounded by well-maintained gardens yet only minutes by foot from the town centre.

Accommodation:-

Hall ~ Electric radiator, large storage cupboard with bifold doors & containing modern consumer unit; telephone point; connection to careline; bevel glazed doors to kitchen and sitting room; full length wall mirror; good size storage airing cupboard - Ariston 15l water heater (efficient instant hot water; no heating of unnecessary tankful) and airing cupboard heater.

Kitchen ~ Including oven and photo-etched wood effect vinyl floor - all new 2021; electric hob; extractor (new 2021); plumbing for washing machine; slimline dishwasher & a new fridge/freezer (April 2024).

Living Room ~ Electric radiator; telephone point; TV aerial point; chandelier style overhead lighting; storage under upholstered bay window seating.

Bedroom 1 ~ electric radiator; telephone point; TV aerial point; two double fitted wardrobes with midway dressing table/mirror and extra storage above; unit of double and single chest of

drawers.

Bedroom 2 ~ Electric radiator; wardrobe "office" with power and telephone point; two matching wardrobes (one single, one double). NB Plenty of room for a double or two single beds.

Bathroom ~ Electric Mira shower with fold down stool; electric radiator; heated towel rail; fitting for hand held shower attachment over hand basin; glass fronted cupboard; photo etched wood effect vinyl floor installed 2023.

Garage ~ Storage shelving.

There is a manager on site, communal lounge, laundry room, guest suite including regular social activities and events.

OUTSIDE

Outside:- Beautifully maintained landscaped communal gardens and grounds which are laid to lawn with shrubberies and trees, are available for the enjoyment of all residents, with various benches providing nice views and an ideal spot to take in the wildlife.

Single Garage (2.39m x 5.72m) Situated on the left hand side on entry to the complex and is the second one in.

Parking is available on the complex.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose,

bank and a building society, library, 3 primary schools and well renowned 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, Electricity & 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.

Leasehold details:- 99 years from 25 March 1985. Service charge £2560.00p.a.

Agent's Notes:- Spitfire Stairlift - Annual servicing cost £115 (shared with next door flat) Modern electric radiators each with thermostat and individually programmable. Double glazed throughout, safety exit feature in Bedroom 1.

Window blinds and curtains to be included in the sale.

Energy Performance Certificate: Rated: D



Directions

From our Gillingham Office proceed down the High Street and bear right onto St. Martin's Square. At the 'T' junction turn left onto Le Neubourg Way and then immediately turn left onto Cemetery Road. King Edmund Court complex can be found on the left hand side just opposite the Catholic Church. On the left hand side, Number 8 King Edmund Court can be found in the second block.



Floor Plan



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.

6 The Centre High Street, Gillingham, Dorset, SP8 4AB
 Tel: 01747 822233 Email: gillingham@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	