



CHAFFERS
ESTATE AGENTS



32 Barnaby Mill

Barnaby Mead Gillingham, SP8 4AD

NO FORWARD CHAIN A one bedroom purpose built top floor retirement apartment with PRIVATE PARKING SPACE AND FANTASTIC VIEWS OVER THE GARDENS AND RIVER, set in the sought after Barnaby Mill development close to the town centre, amenities and mainline train station. Age restriction 55+ years. EPC Band:- C

£75,000 Leasehold

Council Tax Band: B

32 Barnaby Mill

Barnaby Mead Gillingham, SP8 4AD



DESCRIPTION

NO FORWARD CHAIN A one bedroom purpose built top floor retirement apartment with private parking space, enjoying fantastic views over the gardens and river, set in a convenient location in the sought after Barnaby Mill development close to the town centre, amenities and mainline train station.

The apartment offers spacious living accommodation comprising:- Communal Entrance door to:- Residents Entrance Lobby with lift and stairs to third floor.

Private entrance hall with security entry phone system, deep built in airing cupboard, a built in storage cupboard with fitted shelving and doors to all rooms. A light and airy double aspect lounge with electric heater, Care Line alarm call cord, double glazed door to Juliette Balcony enjoying fabulous views over the river and gardens; kitchen fitted with a range of floor and wall units including space for electric cooker with cooker hood above, space and plumbing for washing machine, space for fridge, electric down-flow heater and double glazed window to side. The bedroom enjoys beautiful views over the garden and river, benefits from a built in wardrobe, TV point, Care Line alarm pull cord and electric heater. To complete the

accommodation layout is a bathroom fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail.

The property benefits from electric heating, double glazing, security entrance system, dedicated private and 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

There are attractive, good sized, well maintained communal gardens for the enjoyment of the residents.

Dedicated parking space.
Visitors car parking spaces.

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, Electricity & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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 (93 years remaining) Ground rent:- £150.00 per half year and increases by this amount every 25th year. Maintenance charge:- £1658.00 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



Directions

From our Gillingham Office proceed down the High Street. Turn right just past the Methodist Church onto Barnaby Mead where you will find Barnaby Mill building on your left hand side.



Floor Plan



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	