



CHAFFERS
ESTATE AGENTS



The Malthouse

Bay Road, Gillingham, SP8 4EW

Guide Price £139,950 Leasehold



Over 55's retirement residence An attractive converted attached stable with residents parking and attractive communal gardens located within the grounds of the Malthouse Residential Care Home set on the outskirts of Gillingham. EPC Band:- C



DESCRIPTION

An attractive attached converted stable with parking and attractive communal gardens located within the grounds of the Malthouse Residential Care Home set on the outskirts of Gillingham. No forward chain.

This delightful single storey retirement residence offers spacious accommodation which in brief comprises:- Entrance hall with doors to all rooms, access to spacious loft via ladder, built in large storage cupboard; open plan kitchen/dining room. The dining area is a double aspect room with TV point, two radiators and archway to:- a well equipped kitchen fitted with a range of modern floor and wall units including an electric oven, gas hob with extractor hood above, space and plumbing for washing machine and space for an additional appliance; a good sized main bedroom fitted with a range of furniture which includes double and single wardrobes and matching over bed storage cupboards. There is also a further dual aspect double bedroom which could be used as a lounge. A modern bathroom fitted with a white suite comprising:- panelled bath with over head shower and shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail, medicine cabinet and extractor fan.

The property benefits from gas central heating, double glazing, communal gardens, parking spaces and optional use of the Malthouse facilities (Chargeable).

OUTSIDE

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

Residents and visitors car parking spaces are available.

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, Gas, 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.

Lease details:- 99 year lease ~ start date August 2015.

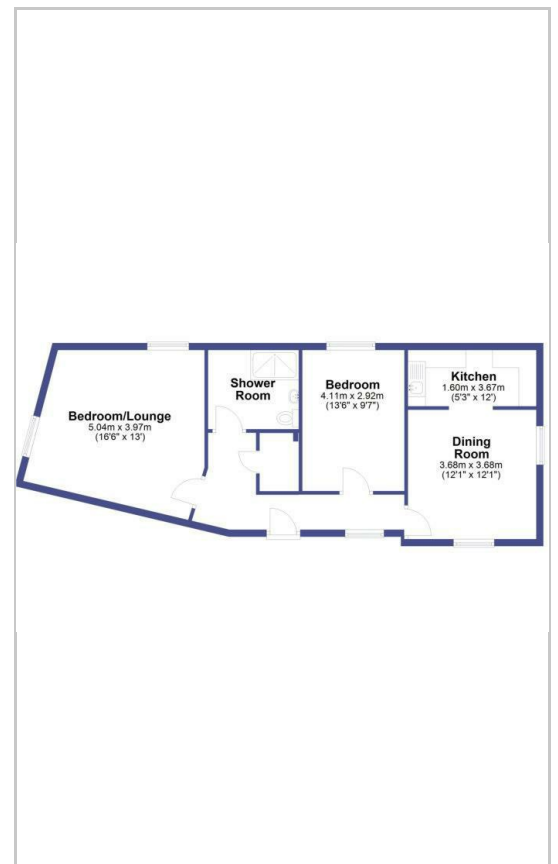
Service charges £382.23 per calendar month, which includes gas, electric, council tax, water, 24hr lifeline service. Buildings insurance is also included.

Energy Performance Certificate: Rated: C

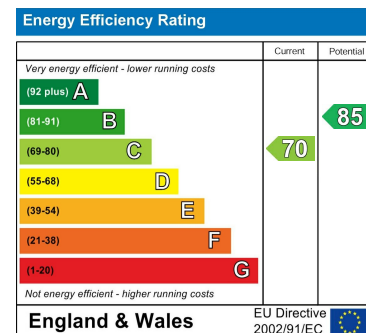
Area Map



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.