



**CHAFFERS**  
ESTATE AGENTS



## Royal Lodge

Newbury, Gillingham, SP8 4WG

**\*\*NO ONWARD CHAIN\*\*** Welcome to Royal Lodge ~ A delightful second-floor two bedroom retirement apartment, conveniently located at the end of the high street within easy distance of local shops, leisure centre, doctors surgery, bowling club and mainline station (Exeter-London/Waterloo). EPC Band:- C

**£125,000 Leasehold**

Council Tax Band: C

# Royal Lodge

Newbury, Gillingham, SP8 4WG



## DESCRIPTION

Welcome to Royal Lodge ~ A delightful top floor two bedroom retirement apartment, conveniently located at the end of the high street. This apartment is the most spacious of these Churchill built apartments and offers easy access to local shops, amenities, leisure centre, a doctor's surgery, bowling club and mainline train station (Exeter-London/Waterloo), making daily errands a breeze. Royal Lodge requires at least one apartment resident to be over the age of 60 with any second resident to be over the age of 55.

As you step into this lovely abode, you'll be greeted by a surprisingly spacious interior that boasts not only two bedrooms but also a spacious reception room, fully fitted kitchen and modern shower room.

The accommodation offers well presented bright and airy rooms which in brief comprises:- Entrance hall with built in storage cupboard, a large airing cupboard which houses the hot water cylinder and electric immersion heater, access to loft, electric panel heater and door to:- the well proportioned lounge/diner featuring a fire place with mantle surround and hearth housing an electric coal effect fire, area for dining table, double aspect uPVC double glazed windows, two electric panel heaters, TV and telephone points, door leading to:- a well equipped compact kitchen fitted with a range of floor and wall units including a built in electric oven, ceramic hob with cooker hood above, integrated fridge and freezer, vinyl flooring and spotlights. The main bedroom is of generous size with built in double wardrobes, TV and telephone point and doubled glazed window; bedroom two is another generous sized room with uPVC double glazed window. To complete the layout is a modern shower room fitted with a white suite comprising of low level WC, built in vanity wash hand basin with built in storage, a large corner shower cubicle, chrome heated towel rail, extractor and wall mounted fan heater.

There is also an owners lounge which is beautifully furnished making it a perfect venue for entertaining, participating in regular activities or just relaxing with a good book.

One of the standout features of this property is the availability of a lodge manager five days a week, ensuring that any advice or information you may need is just a call away. Additionally, the presence of a guest suite means that your visitors can stay over comfortably whenever they come to visit. Also, for added peace of mind, a 24-hour careline system is in place, providing you with the reassurance that help is always within reach should you ever need it.

## 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.

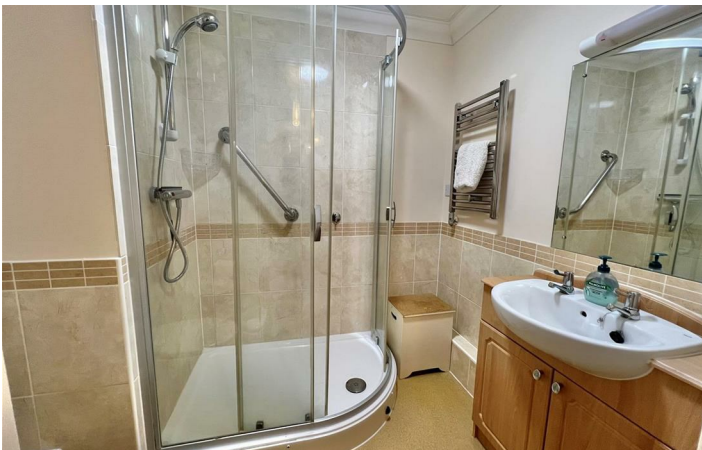
Lease details:- 112 years remaining. Service charges ~ paid 6 monthly in advance, starts December 2024 ~ cost for 6 months £2213.26 (£4,426.52p.a) Ground Rent paid 6 monthly in advance, starts December 2024 ~ cost for 6 months £327.03 (£654.06p.a)

Energy Performance Certificate: Rated: C



## Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. Continue past Lidl's supermarket and within a short distance Royal Lodge can be found on the left hand side.



## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	