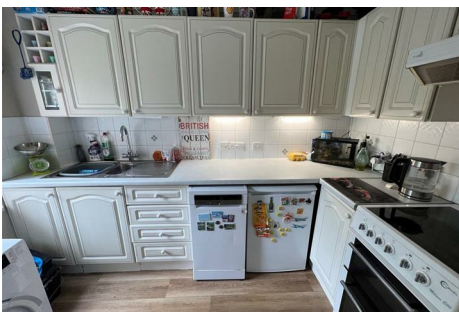




**CHAFFERS**  
ESTATE AGENTS



## Newbury Gardens

Gillingham, SP8 4HG

**\*\*\*FIRST TIME BUY/RETIREMENT/INVESTMENT\*\*\*** A well presented TWO DOUBLE BEDROOM first floor apartment conveniently located at the top of the High Street within easy walking distance to the shops, schools, leisure centre, mainline train station and some lovely countryside walks. EPC BAND: D

**Asking Price £135,000 Leasehold**

**Council Tax Band: B**



# Newbury Gardens

Gillingham, SP8 4HG



- FIRST FLOOR APARTMENT
- LOUNGE/DINING ROOM
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- NEW SHOWER ROOM
- COMMUNAL GARDENS
- KITCHEN
- NEW ELECTRIC HEATING & NEW CARPETS
- ALLOCATED PARKING SPACE

## DESCRIPTION

A well presented two double bedroom first floor apartment conveniently located at the top of the High Street within easy walking distance to the shops, schools, leisure centre, mainline train station and some lovely countryside walks.

This spacious and well maintained apartment offers light and airy rooms which must be viewed to appreciate the size and layout. The accommodation comprises:- Entrance hall with doors leading off to all rooms including a shelved storage cupboard; kitchen which is fitted with a range of floor and wall units including a built in electric oven, hob and cooker hood over, plumbing for washing machine, slimline dish washer, space for fridge and an airing cupboard; a triple aspect lounge/dining room with new electric panelled heater; two double bedrooms both fitted with built in wardrobes and new electric panelled heaters; To complete the layout on this floor is a shower room fitted with a white suite which includes:- a new shower cubicle, pedestal wash basin, low level WC and a chrome heated towel rail.

The property benefits from uPVC double glazing, new electric heating, newly fitted carpets, communal gardens and an allocated parking space (car port).

## OUTSIDE

Outside there are beautiful well established landscaped communal gardens and walkways featuring an ornamental pond, well maintained

lawns planted with a variety of trees, shrubs and ornamental bushes.

There is a carport providing one allocated parking space. There is also plenty of visitors parking 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, Electricity & Drainage.

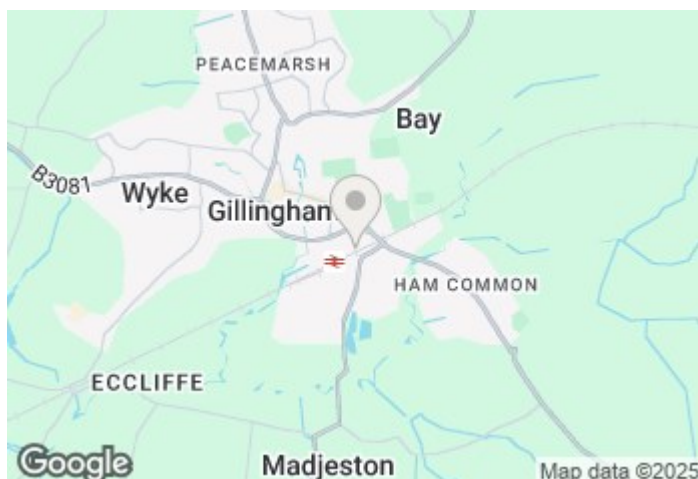
Council Authority: Dorset Council ~ Council Tax Band: B

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.

Lease Details:- 999 years from 24th June 1989 (965 years remaining )

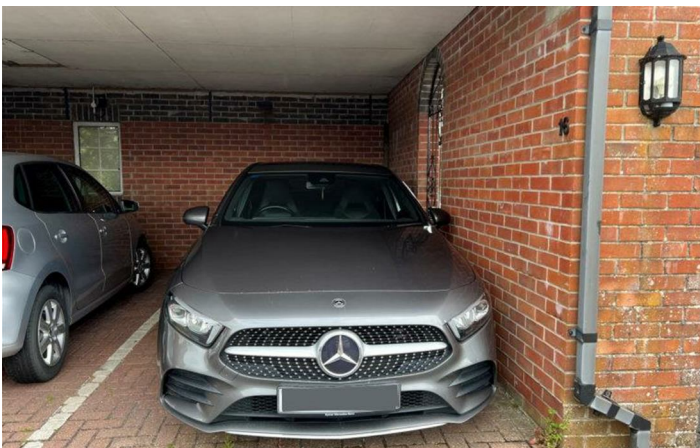
Maintenance charges:- £369.72 per quarter

Energy Performance Certificate: Rated: D



## Directions

From our Gillingham office - Proceed up the High Street passing the doctors surgery on the right hand side. At the roundabout take the second exit into Newbury Gardens and Riley Court. Follow the road round and go under the arch where there are plenty of visitor parking spaces. The actual apartment block is on the right 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 firms 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	65	75
England & Wales		
EU Directive 2002/91/EC		