



CHAFFERS
ESTATE AGENTS



King Edmund Court

Gillingham, SP8 4DL

****NO FORWARD CHAIN**** A delightful two double bedroom ground floor retirement home with private garage located in the highly desirable King Edmund Court complex, set in communal grounds of approximately 2 acres and within walking distance of the town centre. Age restriction 55+ years.

£145,000 Leasehold

Council Tax Band: C

KING EDMUND COURT

Gillingham, SP8 4DL



DESCRIPTION

****NO FORWARD CHAIN**** A delightful two double bedroom ground floor cottage style retirement apartment with private garage located in the highly desirable King Edmund Court complex, set in communal grounds of approximately 2 acres within easy distance of the town centre, amenities, countryside walks and mainline train station (Exeter-London/Waterloo). Age restriction 55+ years.

The accommodation comprises:- Entrance hall with good sized storage cupboard; a good sized lounge/diner with sliding doors leading directly out to the gardens; kitchen fitted with a range of floor and wall units including ceramic hob with cooker hood above, space for fridge/freezer, electric panel heater and double glazed window to front; bedroom 1 is fitted with built in wardrobes and a double glazed window to the rear enjoying views over the gardens and grounds; bedroom 2 is another double room with double glazed window to the front; bathroom fitted with a white suite comprising shower, pedestal wash hand basin, low level WC, heated electric towel rail and extractor fan.

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 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 & Mains Drainage.

Council Authority: Dorset Council ~ Council Tax Band: C

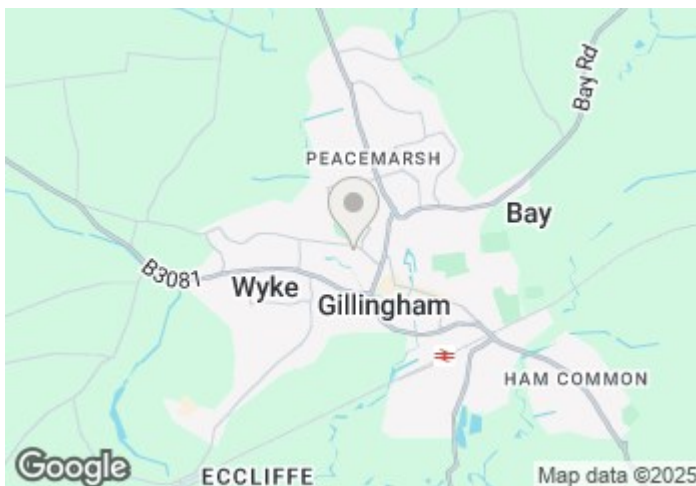
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Agent's Notes: Fitted carpets as seen are included in the sale.

Lease details:- Lease term: 99 years granted 25th March 1985. Lease Term remaining 59 years. Maintenance Charges:- £657.01 per quarter which includes optional emergency careline, communal areas, building insurance, window cleaning, laundry facilities, guest suite at an additional charge, residents sitting room and garden maintenance.

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: 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.





Floor Plan

Ground Floor



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.

