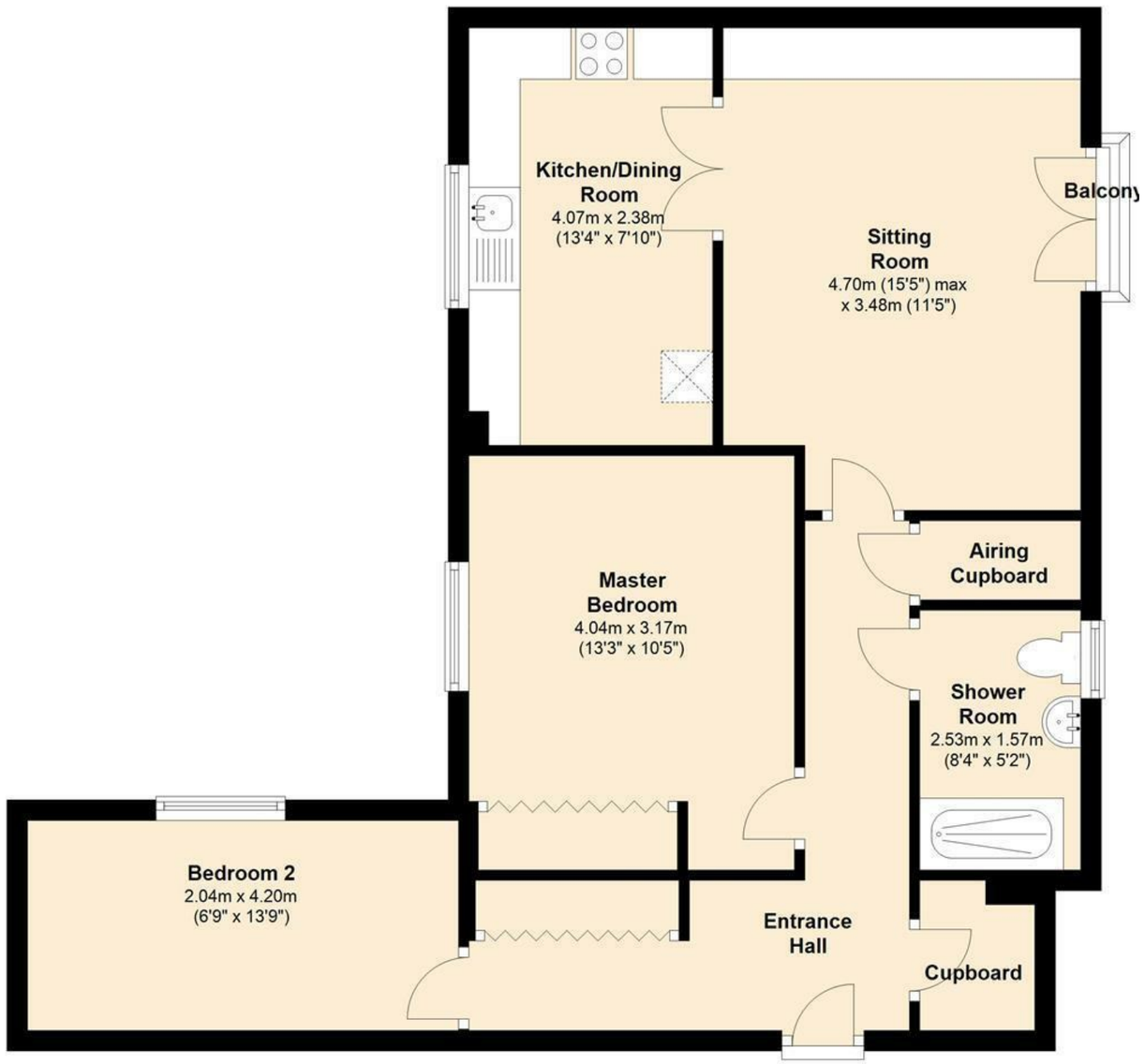
# Morton • New

selling and letting properties

## Floor Plan

Approx. 66.2 sq. metres (713.0 sq. feet)




Total area: approx. 66.2 sq. metres (713.0 sq. feet)



Barnaby Mill
Gillingham

Asking Price
£125,000

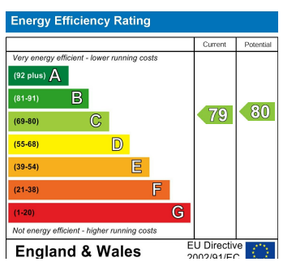
A beautifully presented second floor retirement apartment, ideally positioned within a popular and well maintained development in the heart of Gillingham. The property enjoys a particularly convenient location, with the town centre close at hand and a range of shops, cafés, medical facilities and everyday amenities all within easy walking distance, making it an attractive option for those seeking both independence and ease of living.

The apartment has been improved by the current owner and offers light, comfortable accommodation throughout, complemented by replacement windows and Juliet balcony doors which enhance natural light and outlook. The development itself is thoughtfully laid out, benefitting from lift access, well kept communal areas and attractive riverside gardens which provide a pleasant and peaceful environment for residents to enjoy.

The accommodation is well balanced, including a generous sitting room with Juliet balcony, a kitchen arranged to create a more open feel, two bedrooms and a shower room, all accessed from a central hallway. Combined with the convenient setting and well managed surroundings, this is a comfortable and practical home within a popular retirement development.


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**Accommodation**

**Inside**
The apartment is accessed via a communal entrance with stairs and lift rising to the second floor. The private entrance hall provides access to all accommodation and includes useful storage.

The sitting room is a comfortable and light-filled space, arranged to allow both seating and dining furniture if required. Doors open to a Juliet balcony, bringing in natural light and allowing views across the communal grounds and towards the river, enhancing the sense of space and outlook.

Leading from the sitting room is the kitchen, which has been designed to create a more open plan feel while remaining practical. The kitchen is fitted with a modern range of units with solid work surfaces and benefits from natural light. A slimline dishwasher will be included in the sale, adding to the convenience of the layout.

There are two bedrooms, both well proportioned and suitable for a range of furniture layouts. The principal bedroom offers a comfortable double room, while the second bedroom provides flexibility for guests, hobbies or additional storage.

The shower room is fitted with a modern suite and serves the apartment well, positioned conveniently off the hallway.

**Parking and Communal Garden**
Residents have the use of well kept communal gardens, which are laid out alongside the river and provide an attractive and peaceful setting. The gardens offer a pleasant place to sit and enjoy the surroundings, while still being moments from the town centre.

This apartment has its own allocated parking space.

**Useful Information**
Energy Efficiency Rating C
Council Tax Band C
Electric Heating
uPVC Double Glazed
Mains Drainage
Leasehold - 93 years left on the lease ( 125 years from December 1982)
Charges - Ground Rent £350 per annum and Service Charge £1871.29 every 6 months. (2023)

**Location and Directions**
Leave the Gillingham office and follow the road down the High Street passing Lloyds' TSB on your right. Just after the church turn right into Barnaby Mead and the apartments will be on the left hand side.

What3words - ///stud.enter.prominent
Postcode - SP8 4AD

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.