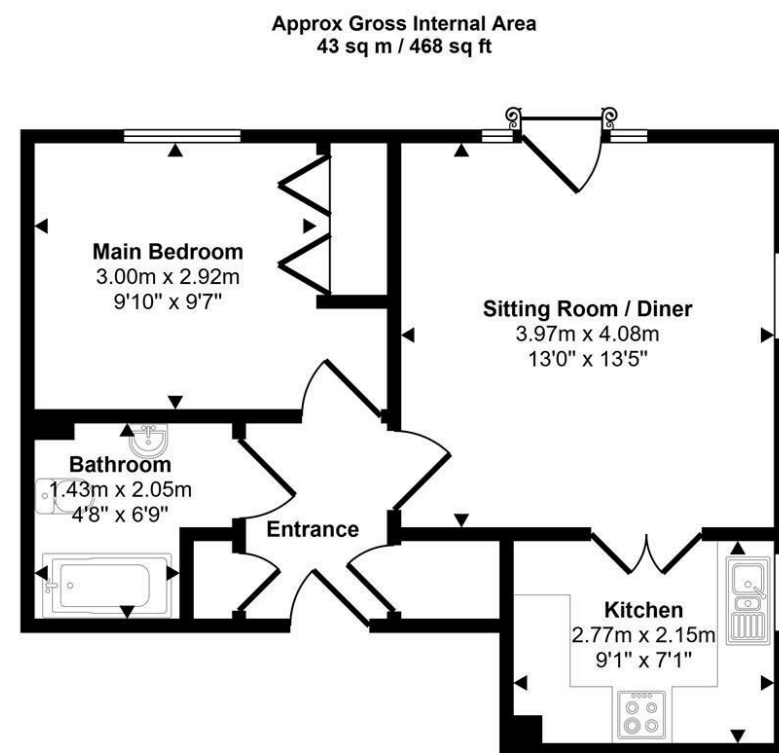


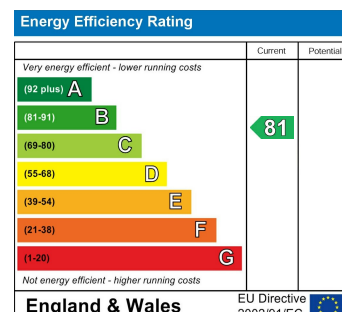


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Barnaby Mead Gillingham

Guide Price
£95,000

Boasting views over the river, this well-proportioned one bedroom 2nd floor apartment. The complex boasts a prime location within an easy walk of supermarkets, doctors, dentists, opticians, the post office and other chain and independent shops. Barnaby Mill complex offers many communal facilities, including a residents' lounge where many events take place, a laundry room and a guest suite which may be booked for a nominal amount. In addition, there is a lift serving all floors. Outside there are beautifully kept gardens bordered by the river and a good amount of visitor parking.

There is a comfortable double bedroom with a built-in double wardrobe and a window overlooking the river. The generously sized sitting/dining room has a Juliette balcony that takes in a pleasant view over the river. There is plenty of room for a dining table, making it ideal for entertaining friends and also for relaxing. With an Energy Efficiency Rating of B, the apartment offers comfortable and economical living, with scope for a purchaser to add their own personal touches.

The location of the complex is ideal for those seeking a peaceful retreat while still being close to the vibrancy of local life. It offers a great secure home for those looking to lock up and leave, with the added security of support as needed when in residence. It is also perfect as your main home, providing you with the reassurance that help is on hand.

A viewing is urged to fully appreciate all that this apartment has to offer as well as the location.



The Property

Inside

From the front of the building there are locked doors that open into a foyer and then into the main hall of the complex. Here there is the development manager's office and stairs, plus a lift serving all floors. On the first floor there is the laundry room, which is free for all to use, and on the second floor there is the communal lounge where many events are held. From the hall, a white panelled door opens into the carpeted entrance hall with white panelled doors to the sitting/dining room, bedroom and bathroom. There is also a cupboard housing the water tank with shelving and a further storage cupboard with shelving. The spacious combined sitting and dining room is carpeted and has a Juliette balcony overlooking the car park and the river beyond, with a further window to the side of the building. There is an electric heater, and double doors lead through to the kitchen. The kitchen is fitted with a range of eye level and floor units with a tiled splash back and a stainless steel sink positioned under the window, which overlooks the side of the

building. There is space for a washing machine, and the oven and fridge freezer will be staying. For easy cleaning, the floor is laid to laminate. The double bedroom is carpeted and has a built-in double wardrobe and a window enjoying a view over the river. The bathroom is fitted with a suite consisting of a WC, a wash hand basin and a bath with shower over, and offers scope for updating. For practical reasons, the floor is laid to laminate.

Outside

Communal Gardens

The gardens may be accessed from the building or from the car park. There is some garden to the side of the building, with the main garden located on the opposite side of the river. The garden is free for all to use and offers a peaceful location with the sound of the water running by and birds in the trees.

Useful Information

Energy Efficiency Rating B
Council Tax Band B
uPVC Double Glazing
Electric Heating
Mains Drainage

Leasehold.....Term of Lease 125 years from December 1992 (91 years remaining)
Service Charge.....£1,871.29 every 6 months (2023)
Ground Rent....£350 per annum

Location and Directions

Gillingham is a vibrant market town in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, doctors and leisure facilities, - all within walking distance of the apartment.

Postcode - SP8 4AD

What3words - ///diner.barstool.challenge

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.