

Connells

Royal Lodge Newbury
Gillingham

Royal Lodge Newbury
Gillingham SP8 4WG

for sale
£90,000







Property Description

Connells are pleased to present to the market this well-appointed 1 bedroom apartment situated within the sought-after Royal Lodge development in Gillingham, Dorset. Offered with no onward chain, this property is ideal for those seeking a low-maintenance home in a welcoming community setting. The accommodation comprises an entrance hall with useful storage, a fitted kitchen with integrated appliances, and a bright lounge with a door leading to the rear of the property. The bedroom benefits from integrated wardrobes, while the bathroom is fitted with a shower cubicle. Externally, residents can enjoy a communal patio area, perfect for relaxing and socialising. Royal Lodge also offers excellent communal facilities including a residents' lounge and communal kitchen. Further benefits include private parking and a convenient location close to local amenities and transport links.
Royal Lodge requires at least one resident of the apartment to be aged 60 or over, with any second resident required to be aged 55 or over.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall
Electric heater, Storage cupboard, Call bell.

Living Room
Window to rear of the property, Door to the rear of the property, Electric Heater, Electric Fireplace.

Kitchen
Window to rear of the property, Wall and base units, Electric heater, 1 Bowl sink and drainer, Integrated Oven, Hob, Fridge and Freezer, Extractor hood.

Bedroom 1
Window to rear of the property, Electric heater, TV Point, Integrated Wardrobe.

Bathroom
WC, Hand wash basin, Shower cubicle, Heated towel rail, Shaver point.

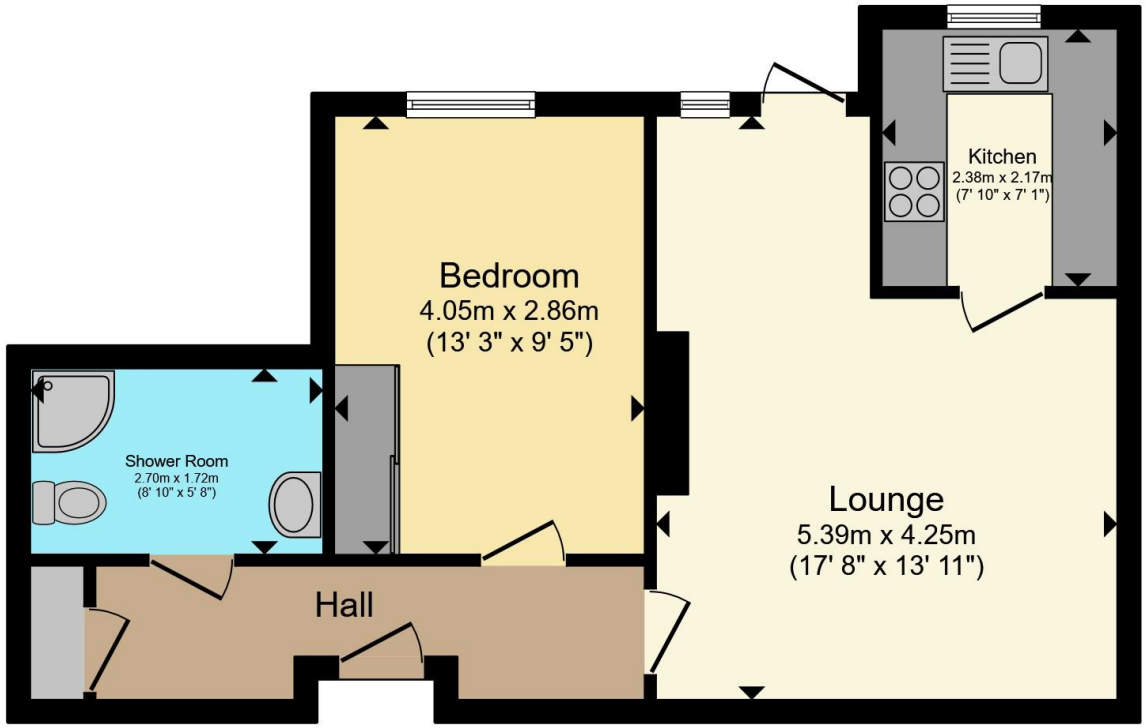
Agents Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.











Total floor area 48.6 m² (523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01747 821 791
E gillingham@connells.co.uk

4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: C

Council Tax Band: B

Service Charge: 2631.68

Ground Rent: 846.48

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306786

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.