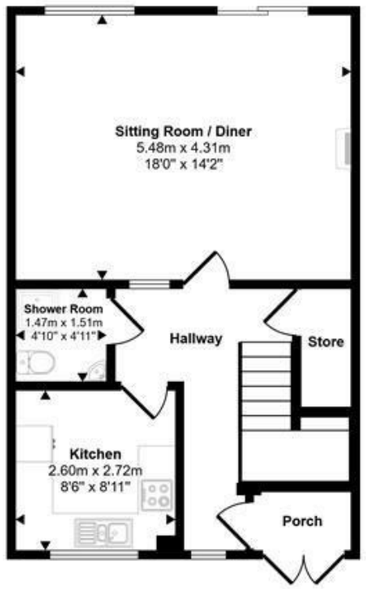
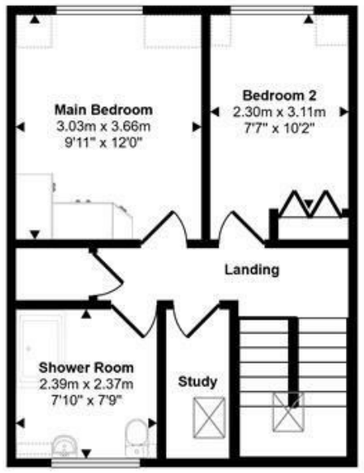
Approx Gross Internal Area
88 sq m / 942 sq ft




Ground Floor
Approx 48 sq m / 517 sq ft



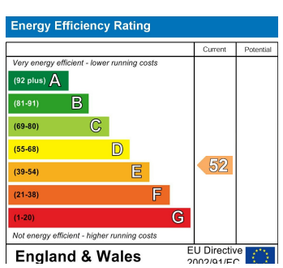

First Floor
Approx 39 sq m / 425 sq ft

Denotes head height below 1.5m

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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**SP8 4AA**

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# Morton • New

selling and letting properties



King Edmund Court
Gillingham

Asking Price
£169,000

Exclusively for the over 55s, this well presented two bedroom end of terrace cottage forms part of the popular King Edmund Court development in Gillingham, situated within walking distance of the town centre and opening onto pleasant green areas. Offered for sale with the benefit of no onward chain.

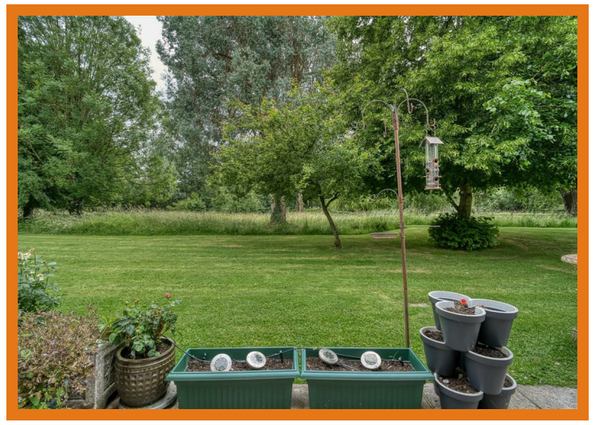
The property offers a generous sitting room with electric fireplace and double doors leading out to the patio, a traditional kitchen, two double bedrooms, both benefitting from built-in storage, a study with a skylight and two bathrooms. There is plenty of storage throughout, and the development itself is well regarded, benefitting from a part time scheme manager, residents lounge, guest suite and laundry room.

Outside, there is a private patio area accessed from the sitting room enjoying a southerly aspect, ideal for pots and plants, together with shared communal landscaped grounds. A garage is available in a nearby block, with further parking on a first come, first served basis.













**The Property**

**Inside**
Ground Floor
A porch leads into the entrance hall, with a store cupboard and stairs rising to the first floor. The sitting room/diner is a particularly generous space with double doors leading directly out to the patio and an electric fireplace as a focal point. The kitchen is fitted with a range of shaker-style floor and eye-level cupboards with laminate worksurfaces, a built-in oven and hob and space for further white goods. A shower room completes the accommodation on this level.

First Floor
The landing gives access to both bedrooms, the study and the shower room. The principal bedroom is a generous double benefitting from built-in storage cupboards, while bedroom two is also a well proportioned double. The study has the benefit of a skylight and is a useful additional space. A shower room serves this floor.

**Outside**
Garden
Residents benefit from communal landscaped grounds, with a private patio area accessed from the sitting room enjoying a southerly aspect, ideal for pots and plants.

Parking
A garage is available in a nearby block. Further parking is available on a first come, first served basis.

**Useful Information**

Over 55's Only
Energy Efficiency Rating E
Council Tax Band D
Electric Heating
Mains Drainage
Upvc Double Glazing
Leasehold, 57 years remaining
Approximately £822.40 Service Charge per quarter
Part Time Scheme Manager
No Onward Chain

**Location and Directions**

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4DL

What3words
///unleashed.volunteered.slings

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.