

# — Morton • New —

selling and letting properties



New Road  
Gillingham

Asking Price  
£72,500

A fantastic opportunity for cash purchasers - investors, or those seeking a convenient UK base, this ground-floor apartment offers flexibility and ease of living in a great location and is offered for sale in good order, ready to move in to.

With its own private front door, the home opens into a bright, open-plan kitchen, dining, and living space. The kitchen area is fitted with modern cupboards, work surfaces with tiled splash backs, and space for appliances — ready to be personalised to your taste. The double bedroom benefits from patio doors leading straight out to a small private garden, as well as direct access to the en-suite shower room that is fitted with a white suite.

Outside, there's an allocated parking space plus additional ample off-road parking, making life easy for both residents and visitors. The property is ideally placed close to countryside walks, the town centre, and the mainline train station — perfect for commuters or weekend getaways.

Offered with no onward chain, this apartment makes a brilliant lock-up-and-leave UK base or addition to a rental portfolio, with plenty of scope to put your own stamp on it. Cash purchasers only due to short lease.

## The Property

## Accommodation

### Inside

The front door opens into an open plan living space with a window to the side overlooking the garden. The kitchen area is fitted with modern floor and eye level cupboards plus work surfaces with a modern tiled splash back and a one and a half bowl stainless steel sink and drainer with a mixer tap. There is space for a slot in electric cooker, under counter fridge and there is plumbing for a washing machine. The kitchen area is fitted with wood effect flooring, whilst the rest of the living space is laid to carpet.

The double bedroom has a patio door to the side opening to the garden and has a built in wardrobe. The en-suite shower room is fitted with a modern white suite comprising:- wash hand basin, WC and shower cubicle with an electric shower.

### Outside

There is a small garden to the side of the apartment that is laid to lawn with a shrub and flower bed. There is also an allocated parking space close to the property.

## Useful Information

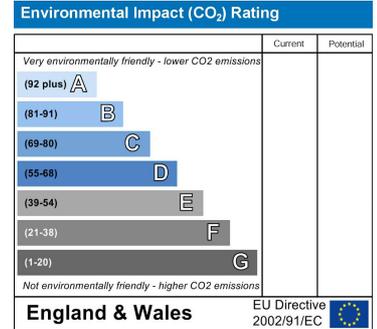
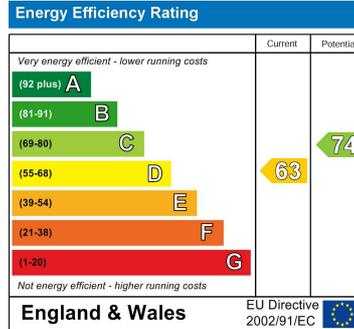
Energy Efficiency Rating D  
Council Tax Band A  
UPVC Double Glazing  
Electric Heating  
Mains Drainage  
Leasehold - 62 years left on the lease  
Ground rent £125  
Maintenance of approx. £980 per annum  
No Onward Chain

## Location and Directions

The property is within walking distance to the town centre and mainline train station 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 and excellent schooling for all ages.

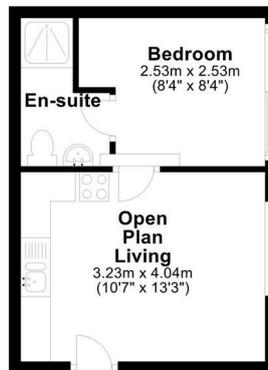
Postcode - SP8 4SR

What3words - ///spellings.bring.marbles



### Floor Plan

Approx. 23.9 sq. metres (257.5 sq. feet)



area: approx. 23.9 sq. metres (257.5 sq. feet)

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.

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