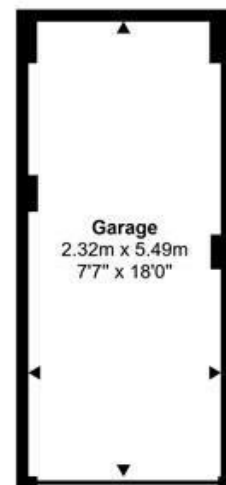


First Floor
Approx 61 sq m / 660 sq ft



Garage
Approx 13 sq m / 137 sq ft

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.

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Queen Street
Gillingham

Asking Price
£140,000

A spacious and well proportioned two bedroom first floor flat, situated within easy walking distance of Gillingham town centre and mainline railway station. Gillingham is a thriving market town with a good range of shops, supermarkets, cafés, pubs, schools and everyday amenities, with some lovely rural walks also easily accessible from the doorstep.

Comprising a bright sitting and dining room, a kitchen with good cupboard space and two well sized bedrooms all served by a family bathroom, this much loved home has been with the current owner since 2008 and is presented to the market with no onward chain. With no age restrictions, the flat makes an ideal lock up and go, rental investment or retirement home, all within easy reach of the town centre.

A garage and parking space to the front are included, with no garden. The lease is in the final stages of being extended to 999 years, with a small monthly service charge of £10 to the Residents' Association for maintenance of the communal areas. The freehold is owned by a management company of which each property owner becomes a member.



The Property

Inside

A welcoming entrance hall leads through to the principal rooms. The sitting and dining room is a generous and comfortable reception space, enjoying a good degree of natural light and a pleasant outlook. The kitchen is fitted with light wood grain effect units and laminate worktops, with plenty of cupboard and storage space and two windows making it a bright and well proportioned room for its size.

Two good sized bedrooms are found, both well proportioned and enjoying a pleasant outlook. All rooms are served by the family bathroom, which completes the accommodation.

Outside

Garage & Parking
The property benefits from a single garage with a parking space to the front, providing useful additional

storage as well as secure off road parking. The block itself has communal grounds maintained by the Residents' Association.

Useful Information

Energy Efficiency Rating C
Council Tax Band B
Mains Gas Heating
Upvc Double Glazing
Mains Drainage
Leasehold - Lease is being extended to 999 years
Service Charge of £10pcm
No Onward Chain

Location and Directions

Gillingham is a thriving Dorset market town with a good range of shops, supermarkets, cafés, public houses, primary and secondary schooling and everyday amenities all close by. The town also benefits from a mainline railway station with direct services to London Waterloo and the West Country, making it a popular choice for commuters. The

surrounding countryside provides some wonderful rural walks directly from the town.

Postcode SP8 4EE

What3Words
///custom.youngest.gurgling

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.