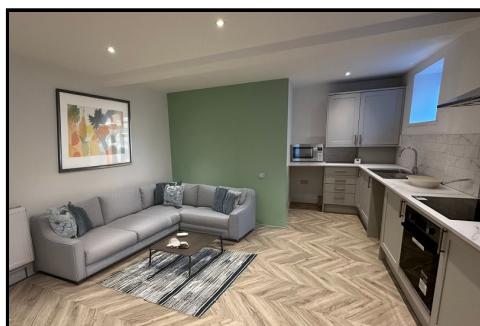




Flat 2 Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ

£185,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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READY FOR OCCUPATION - A surprisingly spacious two double bedroom Triplex apartment situated in the right hand tower of this splendid development of an old Methodist Church. Rising from the ground floor with the most fabulous feature windows up the two flights of spiral stairs which separates each floor and the large cathedral style windows flooding the areas with light this development has respected and enhanced the original features of this building tremendously well and now makes a fabulous new home. Allocated parking space are available at £10,000 each and 1 currently remains available.



ENTRANCE

Flooded with light from the Cathedral style windows, spiral stairs to first floor. Door to:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (16' 5" X 13' 11") OR (5.01M X 4.25M)

narrowing to 4.03m. A superb room with Kitchen area comprising hob, oven and extractor canopy, space for further freestanding utilities, inset sink unit with drainer adjacent and mixer tap over, laminate work surface, part tiled walls and tiled splash back, attractive herringbone style LVT flooring. Windows to the side aspect.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

BEDROOM 1 (16' 4" X 13' 8") OR (4.99M X 4.17M)

Narrowing to 3.12m. Windows to the side, ample space for fitted or freestanding units, wall mounted double panelled radiator, inset ceiling spotlights.

BATHROOM (8' 0" X 5' 6") OR (2.43M X 1.67M)

Fitted with a three piece suite comprising panel enclosed bath with independent shower fittings over, inset wash hand basin with vanity unit beneath, low level flush WC, inset LED ceiling spotlights, chrome ladder style towel radiator, part tiled walls and tiled splash back.

FROM THE LANDING STAIRS RISE TO THE:

2ND FLOOR LANDING

BEDROOM 2 (13' 0" X 9' 3") OR (3.96M X 2.83M)

Two velux style windows to the side, ample space for fitted or freestanding units, power points, wall mounted panelled radiator.

ALLOCATED PARKING SPACE

Allocated parking spaces are available at a cost of £10,000 on a first come, first served basis.

LEASEHOLD & MAINTENANCE FEES

An annual maintenance charge will be levied towards the upkeep of the communal areas and building and is initially going to be set at £937.50 per property with a Share of Freehold Tenure and a Peppercorn Ground Rent.

NEW HOMES WARRANTY INFORMATION

The property benefits from a 10 year New Homes Warranty provided by Build Zone.

DIRECTIONAL NOTE

Using the What Three Words App the development can be found under shade.offhand.scorched

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Share of Freehold

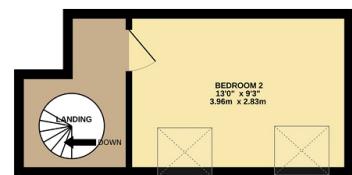
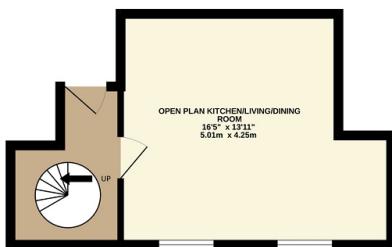
EPC RATING

The EPC rating for this property is

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.

1ST FLOOR
258 sq.ft. (24.0 sq.m.) approx.

2ND FLOOR
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.