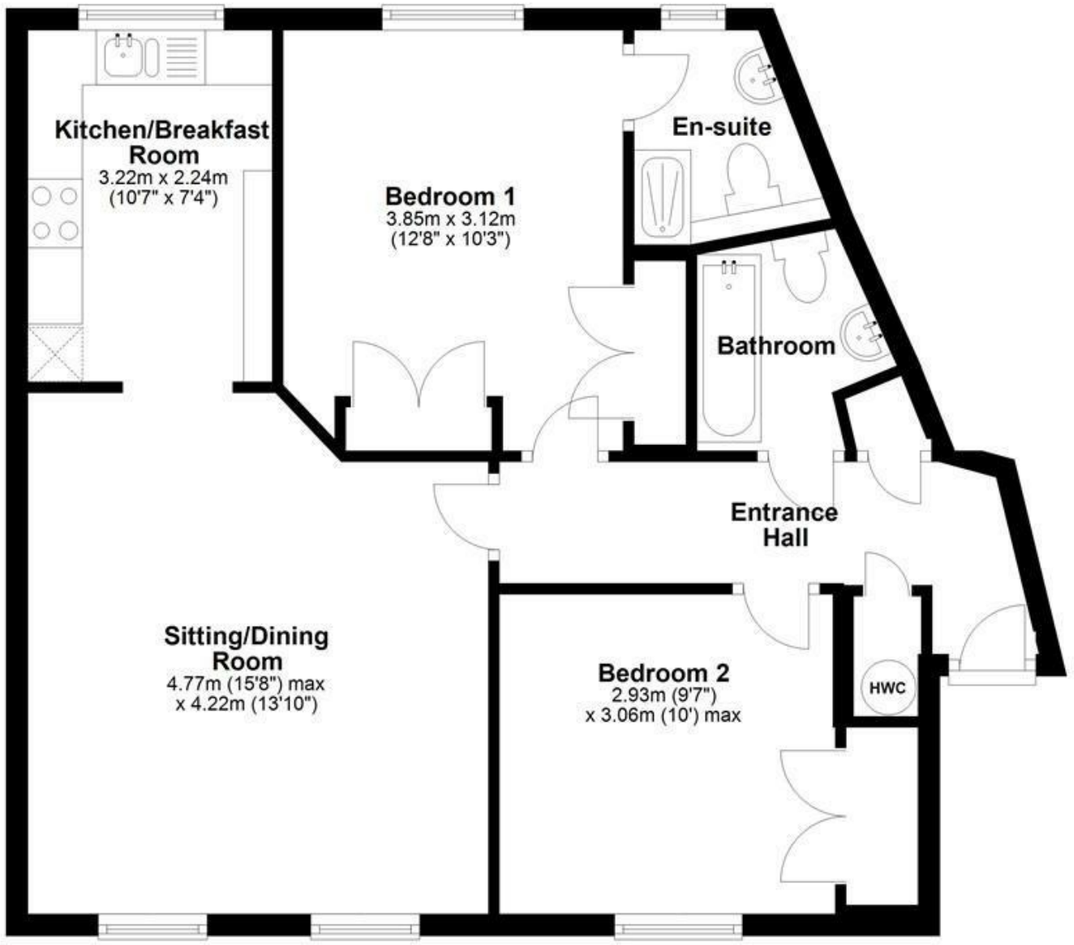
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Floor Plan

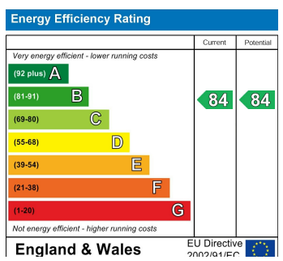
Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 65.0 sq. metres (699.6 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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gillingham@mortonnew.co.uk
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Oake Woods
Gillingham

Offers In Excess Of
£140,000

A well-presented and thoughtfully maintained first-floor purpose-built apartment, ideally situated within easy walking distance of Gillingham's mainline train station and town centre amenities. Enjoying a pleasant position within this established development, the property benefits from attractive communal gardens and lovely countryside walks right on the doorstep, offering a wonderful balance of convenience and outdoor lifestyle.

The apartment offers bright, well-proportioned accommodation with two double bedrooms and two bathrooms, making it highly versatile. Having been owned by the current seller for nine years and tastefully redecorated during that time, it presents as a comfortable and move-in-ready home. Whether as a first-time purchase, a lock-up-and-leave UK base, a rental investment, or a downsize option, this property is likely to appeal to a wide range of buyers.

The development is approximately nineteen years old and offers allocated parking, communal garden space, and secure entry, all within a highly accessible town-centre setting.

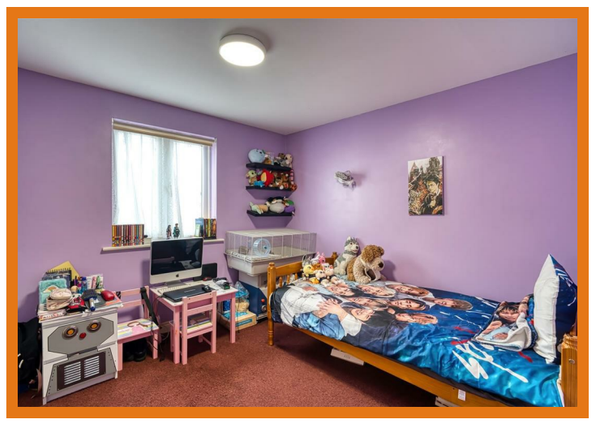












Accommodation

Inside
Accessed via a communal entrance with entry buzzer system, stairs rise to the first floor where the apartment is located.

A long and welcoming entrance hall provides access to all principal rooms and benefits from useful storage cupboards, including an airing cupboard housing the hot water cylinder.

The sitting/dining room is a bright and spacious room with two windows to the front aspect, allowing plenty of natural light. An archway leads seamlessly into the kitchen, creating an open yet defined living arrangement that works well for both everyday living and entertaining.

The modern kitchen is fitted with gloss-finished units offering excellent storage, including both floor and eye-level cupboards. There is generous laminate work surface with tiled splashbacks and a breakfast bar area. A one-and-a-half bowl sink with swan neck mixer tap is positioned beneath the rear-facing window. Built-in appliances include an electric oven and ceramic hob with extractor hood above, with additional space and plumbing for a fridge/freezer, washing machine and dishwasher. Wood-effect vinyl flooring completes the space.

There are two double bedrooms, both benefitting from built-in wardrobes. The main bedroom enjoys a rear outlook and features its own en-suite shower room, fitted with a shower cubicle with mains shower, pedestal wash basin, WC and heated towel rail. The second bedroom is well-proportioned and served by the main bathroom, which is fitted with a modern white suite including a bath with mixer tap and shower attachment, pedestal wash basin and WC.

Outside
The property is approached from the front via a pathway edged by lawn and shrub beds. To the rear of the building is the allocated parking area with numbered spaces.

Communal gardens are located to the rear and are laid mainly to lawn, bordered by shrubs and flower beds for residents to enjoy. There is also a bin and bicycle store. A metal gate provides access to a paved pathway leading to the communal entrance.

Useful Information

Heating: Economy 7 and Electric Panel Heaters
Drainage: Mains
Windows: uPVC Double Glazing
EPC Rating: B
Council Tax Band: B
Tenure: Leasehold (Approx. 87 years remaining)
Service Charge & Ground Rent: Approximately £2,000 per annum
Onward Chain: Vendors need to find an onward purchase

Location and Directions

Gillingham is a well-served North Dorset town offering a range of independent shops, supermarkets, schools, healthcare facilities and leisure amenities. The mainline railway station provides direct links to London Waterloo and the West Country, making it particularly attractive for commuters. Surrounded by beautiful Dorset countryside, the area also offers excellent walking routes and rural views, combining town convenience with access to open green space.

What3Words - ///plums.siesta.likely
Postcode - SP8 4QS

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.