CHAFFERS
ESTATE AGENTS



Newbury

Gillingham, SP8 4WG

Offers Over £85,000 Leasehold

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One double bedroom apartment in a convenient high street position, benefiting from well-maintained communal facilities and a lodge manager. Offered with no onward chain, this property is ideal for easy, low-maintenance living or investment. EPC rating: B.







Description

A delightful one-bedroom, first-floor apartment, a spacious living room, a good-sized bedroom, and a modern shower room. The property features a fully fitted, fully equipped kitchen with integrated appliances, along with useful storage including an airing/utility cupboard. The development offers on-site management support, with a lodge manager available five days a week, plus a 24-hour Careline system for safety and security. Residents benefit from communal facilities including an owners' lounge and kitchen, which hosts regular social events. Additional amenities include a private residents' car park, buggy store, and a guest suite for visiting friends and family, with access also available to guest suites across other Churchill Living developments nationwide.

Situation

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

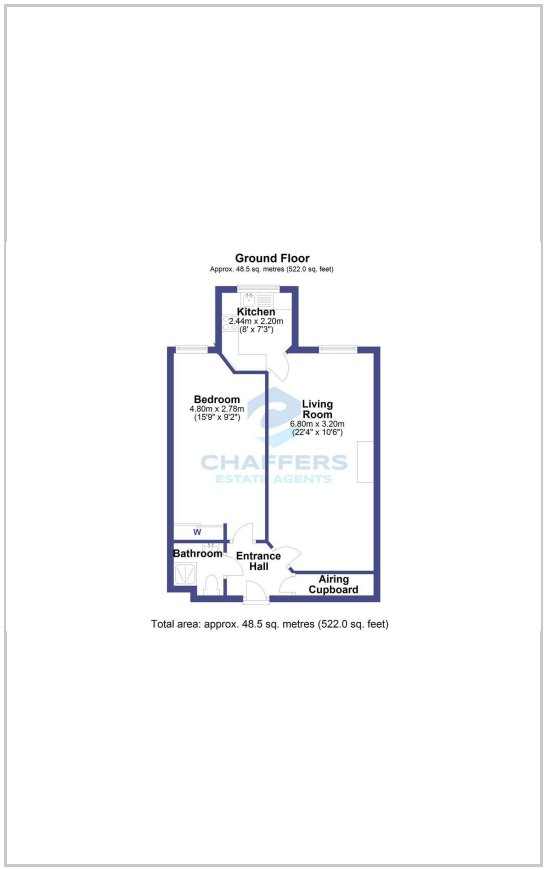
Additional Information

Services: Mains Water, Gas, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: B
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: B
Lease tern: 125 years from 2011 - 112 years remaining.
Maintenance charge: TBC Ground rent: TBC

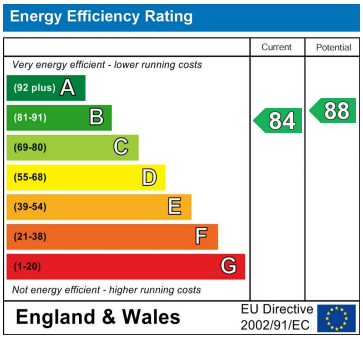
Area Map



Floor Plans



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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