



CHAFFERS

ESTATE AGENTS



Newbury

Gillingham, SP8 4WG

Offers Over £85,000 Leasehold



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.

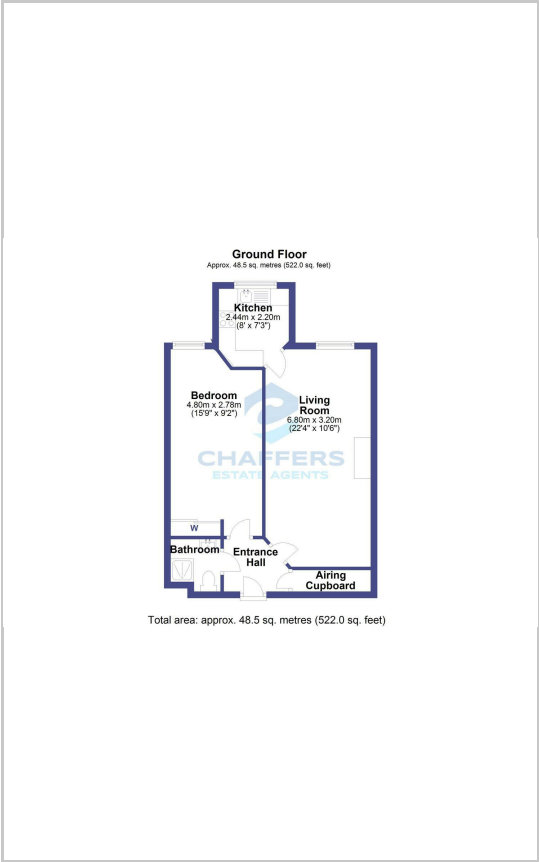
Additional Information

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

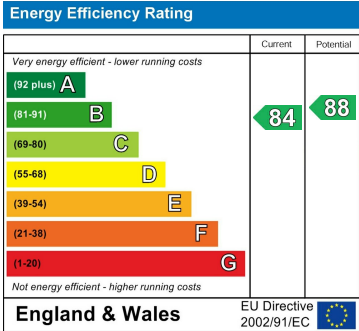
Area Map



Floor Plans



Energy Efficiency Graph



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