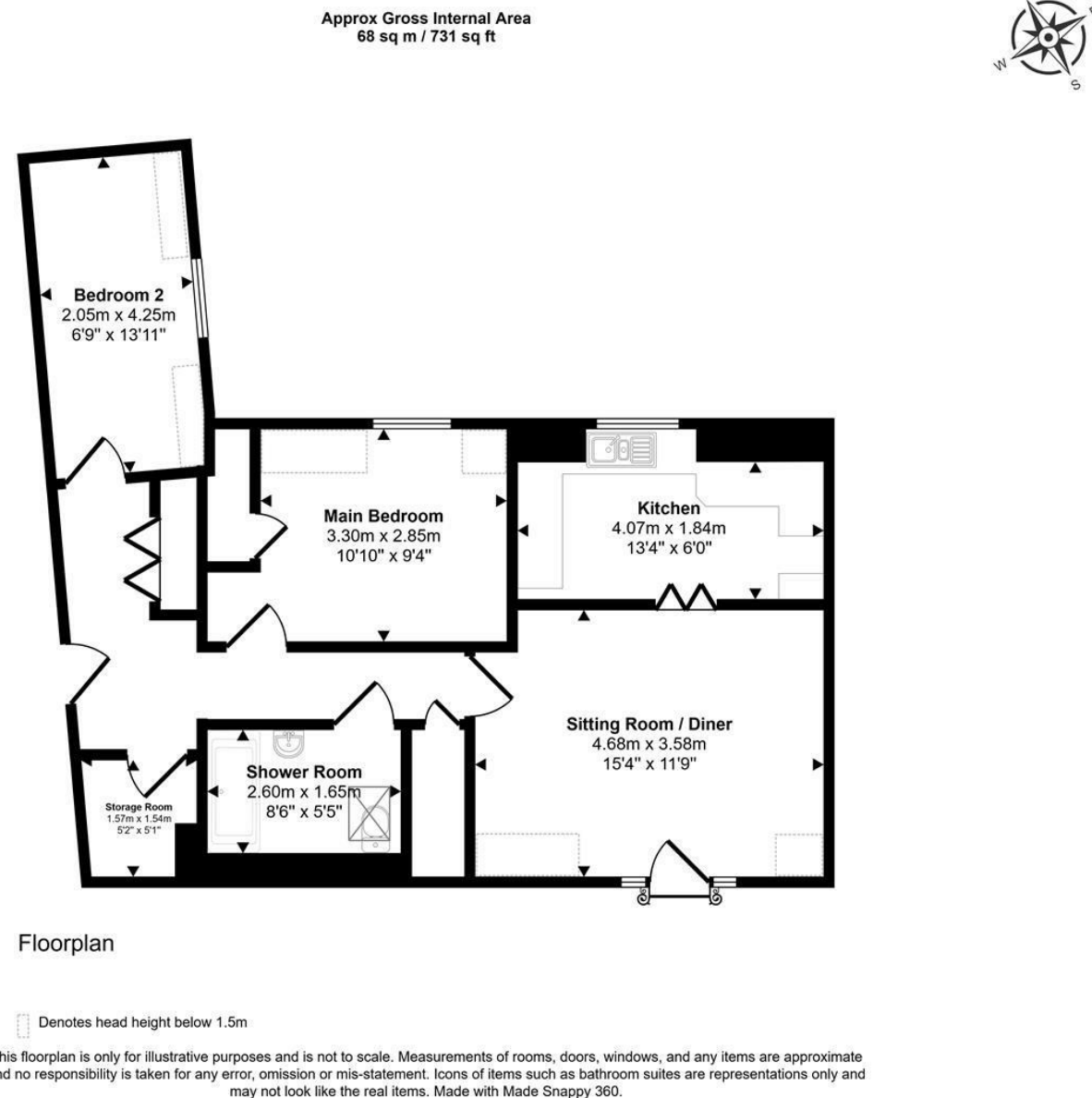




Barnaby Mead
Gillingham

Asking Price
£120,000

A two bedroom third floor retirement apartment forming part of the popular Barnaby Mill development in Gillingham, situated within a five minute walk of the town centre, Waitrose, the train station and a wide range of everyday amenities. The Town Meadow, which hosts a variety of social events throughout the year, is also within easy reach. Offered for sale with the benefit of no onward chain.

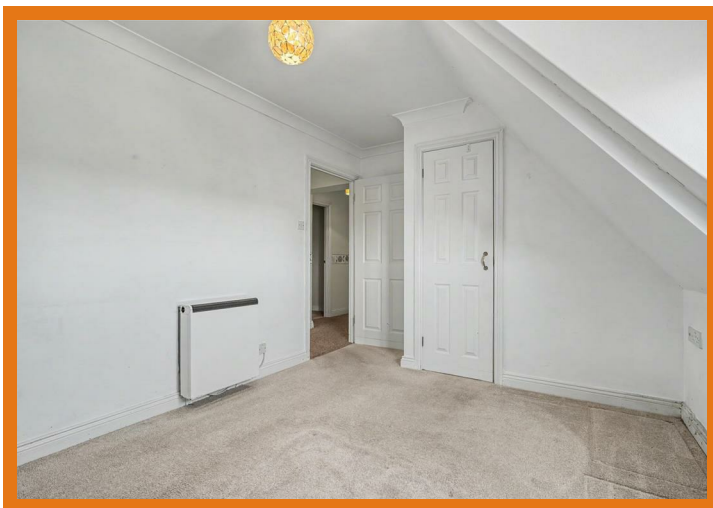
Having been a much loved home for twelve years, the apartment offers scope to improve and enhance to a purchaser's own taste. Situated on the third floor and accessed via a lift, the accommodation comprises a sitting room/diner with a Juliet balcony, a kitchen, two double bedrooms, a shower room and a useful storage, hobby or study room. The development itself is well regarded, with beautifully kept communal gardens providing a wonderful and peaceful setting for residents to enjoy.

Set alongside the river, the communal gardens are a particular highlight, offering an attractive and tranquil outdoor space whilst remaining just moments from the town centre. Plenty of parking is also available.

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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 2002/91/EC	



The Property

Inside

The front door opens into the hallway, with a storage/hobby room and doors leading off to all principal rooms. The sitting room/diner is a generous and well proportioned space, benefitting from a Juliet balcony and enjoying a lovely outlook over the surroundings. Leading off from the sitting room, the kitchen is fitted with a range of wood floor and eye-level cupboards with wood worksurfaces, offering scope to modernise and improve to a purchaser's own taste, with a delightful view over the communal gardens and river beyond. Both bedrooms are well proportioned doubles and the shower room serves both of the rooms.

Outside

Parking and Communal Garden
Residents have the use of well kept communal gardens, which are laid out alongside the river and provide

an attractive and peaceful setting. The gardens offer a lovely place to sit and enjoy the surroundings, while still being moments from the town centre.

Useful Information

Energy Efficiency Rating C
Council Tax Band C
Mains Drainage
Upvc Double Glazing
Electric Heating
Leasehold
91 Years Remaining
Ground Rent: £350 per annum
Service Charge: approximately £3980 per annum
No Onward Chain

Location and Directions

Gillingham is a well regarded Dorset town, offering a wide range of everyday amenities including supermarkets, independent shops, schools and leisure facilities. The town benefits from a mainline railway station, providing direct

services to London Waterloo, making it an excellent choice for commuters. Well positioned for road links, Gillingham offers easy access to the A303, connecting to the South West and London, as well as nearby towns such as Shaftesbury and Sherborne. Surrounded by attractive countryside, it offers a balance of convenience and access to rural walks.

Postcode SP8 4AD

What3words ///stud.enter.prominent

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.