



**CHAFFERS**  
ESTATE AGENTS



## Royal Lodge

Newbury, Gillingham, SP8 4WG

NO ONWARD CHAIN ~ A delightful spacious ground floor TWO BEDROOM EX SHOW FLAT for the over 60's within easy walking distance to the town centre & all local amenities including doctor/dentist surgeries, bowling club, sports and fitness centre. EPC Band: C

**£110,000 Leasehold**

Council Tax Band: C

# Royal Lodge

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## DESCRIPTION

\* A delightful spacious two bedroom ex show flat within a retirement development and is one of 35 one and two bedroom apartments for the over 60's. This bright and spacious apartment is located at the end of the High Street within easy reach of the local shops and essential amenities including a dentist, doctors, post office, sports and fitness centre and the town's bowling club.

The accommodation comprises of: entrance hall with store cupboard and an airing cupboard; a well proportioned, double aspect sitting room featuring a stone fireplace housing a coal effect electric fire, a double glazed door with side light to outside; a modern kitchen fitted with a range of floor and wall units including built in electric oven with electric ceramic hob & cooker hood above, integrated fridge/freezer; bedroom 1 has built in double wardrobes; bedroom2 could be doubled up as a dining room; shower room fitted with a white suite comprising tiled shower cubicle, low level WC, vanity wash basin, heated towel rail, cabinets and extractor fan. There is also an owners lounge to meet with friends/family/neighbours.

Across from the hallway is a communal laundry room; There is a lift to all floors; car parking; guest suite and video door entry system. Outside there is a small seating area.

The Lodge is managed by Millstream Management Services and there is a lodge manager to help with your every day to day needs.

Lease details:- 125 year lease (commencing 2011)

Current ground rent TBC

The half yearly service charge:- TBC

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 5 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown 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, Electric Heating, Electricity and Mains Drainage.

Leasehold:- 125 YEARS LEASE (COMMENCING 2011)

Council Authority : Dorset Council

Council Tax Band : C

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.

Agent's Notes : Fitted carpets and curtains as seen are included in the sale. The boiler was fitted in February 2021.

Energy Performance Certificate ~ Rated: C

Ground Rent: £654.06 per annum

Maintenance Charge: £4,534.82 per annum

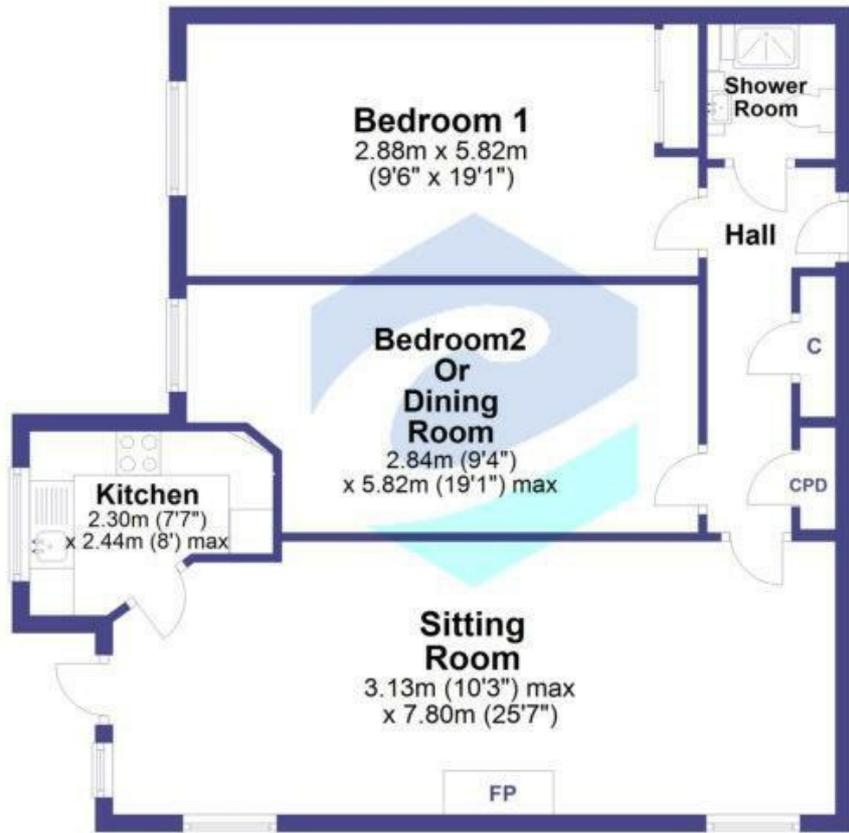


## Directions

From our Gillingham Office proceed up the High Street and continue onto Newbury. Continue past Lidl's supermarket and within a short distance 3 Royal Lodge can be found on the left hand side.



# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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	