



Connells

Barnaby Mill Barnaby Mead
Gillingham



Property Description

Connells are delighted to present this well-proportioned 2-bedroom ground floor retirement apartment to the market in central Gillingham. Boasting a gorgeous river side view, this fantastic property is situated within walking distance to many of the local amenities like cafes, supermarkets, a leisure centre and a main line train station from Exeter to London Waterloo. The property itself provides plenty of integrated storage options across its well-sized living areas and bedrooms and is presented to the market in a good condition, ensuring any buyer could move straight in. CALL CONNELLS AND BOOK YOUR VIEWING TODAY!

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

The entrance hall has an electric heater, intercom system, smoke alarm and an airing cupboard.

Lounge

12' 7" max x 14' max (3.84m max x 4.27m max)

The lounge has two double glazed windows to the front of the property. It has an electric fireplace, TV and telephone point, smoke alarm and an emergency assistance cord.

Kitchen

9' 1" max x 6' 10" max (2.77m max x 2.08m max)

The kitchen has both wall and base units, an electric oven, an extractor hood, a one bowl sink and drainer as well as the space for a washing machine and fridge freezer.

Bedroom 1

11' 10" max x 9' 10" max (3.61m max x 3.00m max)

Bedroom 1 has a double glazed window to the front of the property as well as a window to the side of the property. It has an electric heater, double integrated wardrobe, and an emergency assistance cord.

Bedroom 2

9' 6" x 8' 3" (2.90m x 2.51m)

Bedroom 2 has a double glazed window to the side of the property as well as an emergency assistance cord.

Bathroom

The bathroom has a double glazed, frosted window to the side of the property. It has a WC, hand wash basin with wall and base cabinets, a shower cubicle with handrails and a heated towel rail.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4 Clive House High Street
 GILLINGHAM SP8 4QT

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 4116.80

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306090

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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