

Connells

Royal Lodge Newbury
GILLINGHAM

Royal Lodge Newbury
GILLINGHAM SP8 4WG

for sale
£125,000







Property Description

Connells are pleased to present to the market this well-appointed 2 bedroom retirement apartment situated within the sought-after Royal Lodge development in Gillingham, Dorset. Offered with no onward chain, this property provides comfortable and low-maintenance living in a welcoming community setting. The accommodation comprises an entrance hall with useful storage, a fitted kitchen with integrated appliances, and a bright lounge with a door leading to the rear of the property. Bedroom 1 benefits from integrated wardrobes, while bedroom 2 offers versatile accommodation. The bathroom is fitted with a shower cubicle. Externally, residents can enjoy a communal patio area. Royal Lodge also offers excellent communal facilities including a residents' lounge and communal kitchen, creating a friendly environment for homeowners. Further benefits include private parking and a convenient location close to Gillingham town centre, local amenities and transport links.

Royal Lodge requires at least one resident of the apartment to be aged 60 or over, with any second resident required to be aged 55 or over.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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
Electric heater, 2X Storage cupboards, Call bell, Smoke alarm.

Living Room
Window to rear of the property, Door to rear of the property, Electric heater, Electric fireplace.

Kitchen
Wall and base units, Electric heater, 1 Bowl sink and drainer, Integrated hob, oven, fridge and freezer.

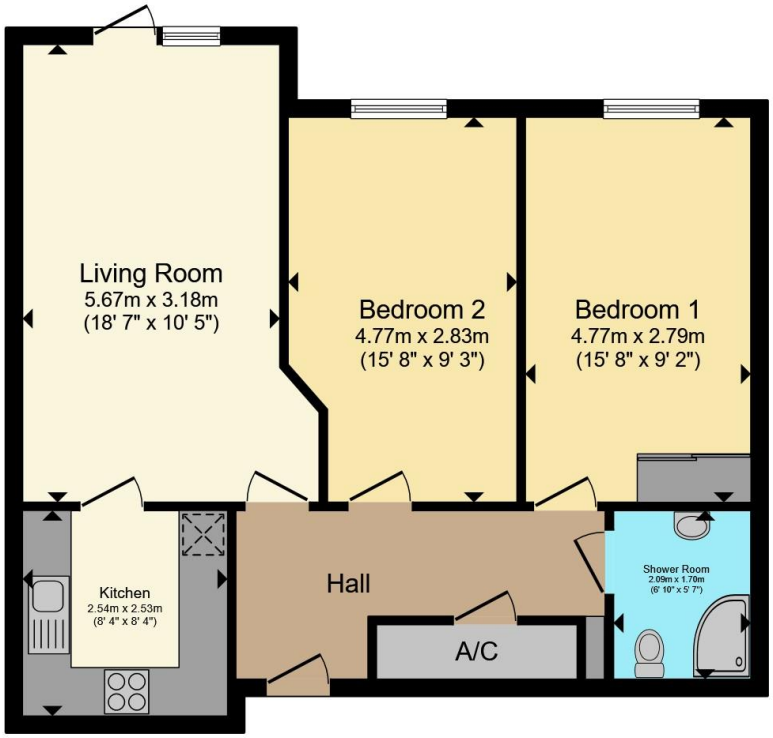
Bedroom 1
Window to rear of the property, Electric heater, TV Point, Integrated Wardrobe.

Bedroom 2
Window to rear of the property, Electric heater.

Bathroom
Electric heater, WC, Hand wash basin, Shower cubicle, Heated towel rail, Shaver point.











Total floor area 66.6 m² (717 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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E gillingham@connells.co.uk

4 Clive House High Street
GILLINGHAM SP8 4QT

EPC Rating: C

Council Tax Band: C

Service Charge: 4758.98

Ground Rent: 940.52

Tenure: Leasehold

view this property online connells.co.uk/Property/GIL306686

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 May 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.