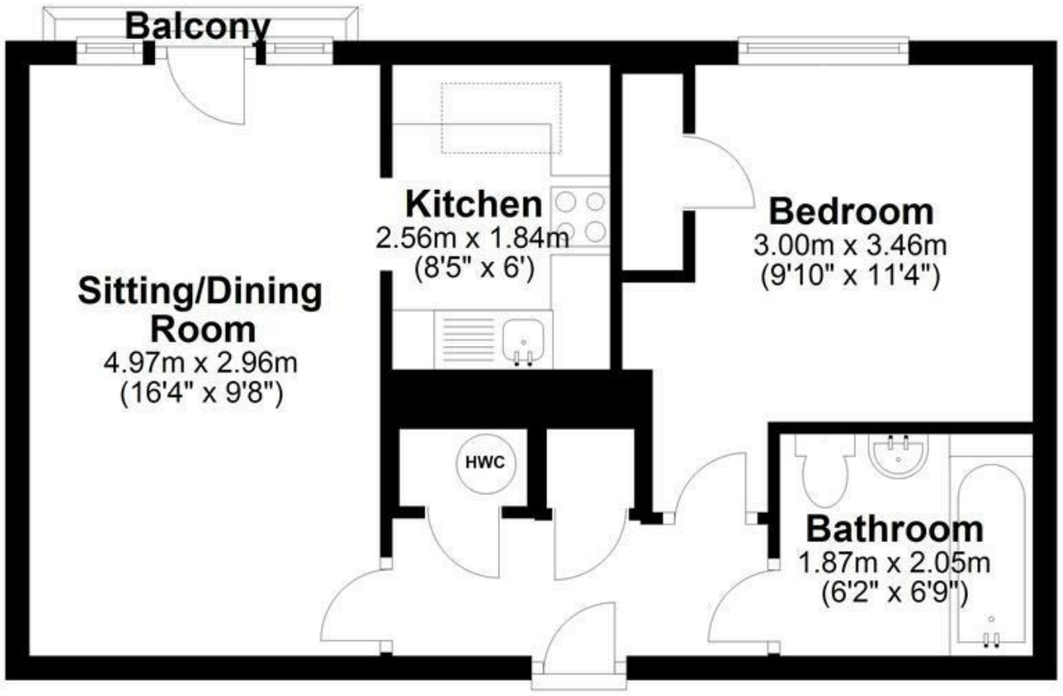
# Morton • New

selling and letting properties



## Floor Plan

Approx. 42.0 sq. metres (452.3 sq. feet)




Total area: approx. 42.0 sq. metres (452.3 sq. feet)

Barnaby Mead
Gillingham

Asking Price
£82,500

Boasting views over roof tops, the church and high street is this delightful and surprisingly spacious third floor apartment designed especially for those over 55 years of age looking for independent living with the bonus of having a development manager available from Monday to Friday. The complex boasts a prime location within an easy walk of supermarkets, doctors, dentists, opticians, post office and other chain and independent shops. Barnaby Mill complex offers many communal facilities and includes a residents lounge where many events take place, laundry room and guest suite which may be booked for a nominal amount. In addition there is a lift serving all floors. Outside there are beautifully kept gardens bordered by the river and a good amount of visitor parking.

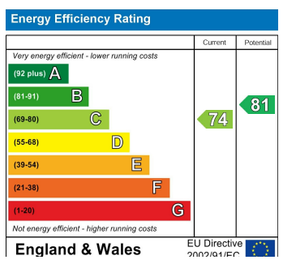
There is a bright and roomy double bedroom with built in wardrobes and a generously sized sitting/dining room with a Juliette balcony that takes in a picturesque view of the nearby church and the rooftops of the surrounding area. There is plenty of room for a dining table making it ideal for entertaining friends and also for relaxing. The flat is well-presented and well maintained providing a welcoming atmosphere and comfortable living space.

The location of the complex is ideal for those seeking a peaceful retreat while still being close to the vibrancy of local life and not only offers a great secure home for those looking to lock up and leave but also offers the added security of support as needed when in residence. It is also perfect as your main home providing you with the reassurance that help is on hand.

A viewing is urged to fully appreciate all that this apartment has to offer as well as the location.

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**SP8 4AA**

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**The Property**

**Accommodation**

**Inside**
From the front of the building there are locked doors (for security purposes), that open into a foyer and then into the main hall of the complex. Here there is the development manager's office and stairs plus a lift serving all floors. On the first floor there is the laundry room, which is free for all to use and on the second floor there is the communal lounge where many events are held. The apartment is located on the third floor, which is also where the guest suite is located.

From the third floor hall a white panelled door with peephole opens into a good sized entrance hall with access to the loft space and white panelled doors to the sitting/dining room, bedroom and bathroom. There is also the airing cupboard housing the hot water cylinder and further storage cupboard. The spacious combined sitting and dining room has a Juliette balcony to the front of the building, which takes in a delightful view of one of the town's churches and over roof tops.

An opening from the sitting/dining room leads into the kitchen. This is fitted with a range of modern units consisting of floor cupboards with drawers and eye level cupboards. There is a good amount of wood effect work surfaces with a tiled splash back and stainless steel sink and drainer. There is space for an electric slot in cooker and an under counter fridge. For easy cleaning the floor is laid to tile effect vinyl.

The double bedroom also has a view from the front of the property and has built in wardrobes. The bathroom is fitted with a suite consisting of a low level WC, pedestal wash hand basin with tiled splash back and bath with mains shower over. For practical reasons, the floor is laid to vinyl in a mosaic style. There are emergency pull cords in all rooms, including the entrance hall.

**Outside**
Communal Gardens
The gardens may be accessed from the building or from the car park. There is some garden to the side of the building with the main garden being located on the opposite side of the river. The garden is free for all to use and offers a peaceful location with the sound of the water running by and birds in the trees.

**Useful Information**

Energy Efficiency Rating C
Council Tax Band B
uPVC Double Glazing
Economy 7 Electric Heating
Mains Drainage
No Onward Chain
Leasehold.....Term of Lease 125 years from December 1992
Service Charge.....£3,499.32 per annum (2024)
Ground Rent....£300 per annum

**Directions**

**From Gillingham High Street**
Cross over the road at the Gillingham office and follow the road down the High Street. Just after the church turn right into Barnaby Mead and the apartments will be on the left hand side. Postcode SP8 4AD

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