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Royal Lodge Newbury

Gillingham, SP8 4WG

NO ONWARD CHAIN A delightful one double bedroom ground floor retirement apartment, conveniently located at the end of the high street within easy distance of local shops, leisure centre, doctors surgery, bowling club and mainline station (Exeter-London/Waterloo).

£100,000 Leasehold

Council Tax Band: B

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DESCRIPTION

Welcome to Royal Lodge ~ A delightful ground floor one double bedroom retirement apartment, conveniently located at the end of the high street. This apartment is the most spacious of these Churchill built apartments and offers easy access to local shops, amenities, leisure centre, a doctor's surgery, bowling club and mainline train station (Exeter-London/Waterloo), making daily errands a breeze. Royal Lodge requires at least one apartment resident to be over the age of 60 with any second resident to be over the age of 55.

As you step into this lovely abode, you'll be greeted by a surprisingly spacious interior that boasts not only a double bedroom but also a spacious reception room, fully fitted kitchen, modern shower room and it's own, secure, private access onto the high street.

The accommodation offers well presented bright and airy rooms which in brief comprises:- Entrance hall with a large airing cupboard which houses the hot water cylinder and electric immersion heater, electric panel heater and door to:- the well proportioned lounge/diner featuring a fire place with mantle surround and hearth housing an electric coal effect fire, double aspect uPVC double glazed windows with door onto the high street, two electric panel heaters, TV and telephone points, door leading to:- a well equipped compact kitchen fitted with a range of floor and wall units including a built in electric oven, ceramic hob with cooker hood above, integrated fridge and freezer, vinyl flooring and spotlights. The bedroom is of generous size with built in double wardrobes, TV and telephone point, electric panel heater and doubled glazed window to the front. To complete the layout is a modern shower room fitted with a white suite comprising of low level WC, built in vanity wash hand basin with built in storage, a large corner shower cubicle, chrome heated towel rail, extractor and wall mounted fan heater.

There is also an owners lounge which is beautifully furnished making it a perfect venue for entertaining, participating in regular activities or just relaxing with a good book.

One of the standout features of this property is the availability of a lodge manager five days a week, ensuring that any advice or information you may need is just a call away. Additionally, the presence of a guest suite means that your visitors can stay over comfortably whenever they come to visit. Also, for added peace of mind, a 24-hour careline system is in place, providing you with the reassurance that help is always within reach should you ever need it.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renowned 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, Electricity & Drainage.

Council Authority: Dorset Council ~ Council Tax Band: B

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.

Lease details:- 125 years from May 2011 (111 years remaining). Service Charge ~ £2,975.62 p/a Ground Rent ~ £588.66 p/a

Energy Performance Certificate: Rated: TBC



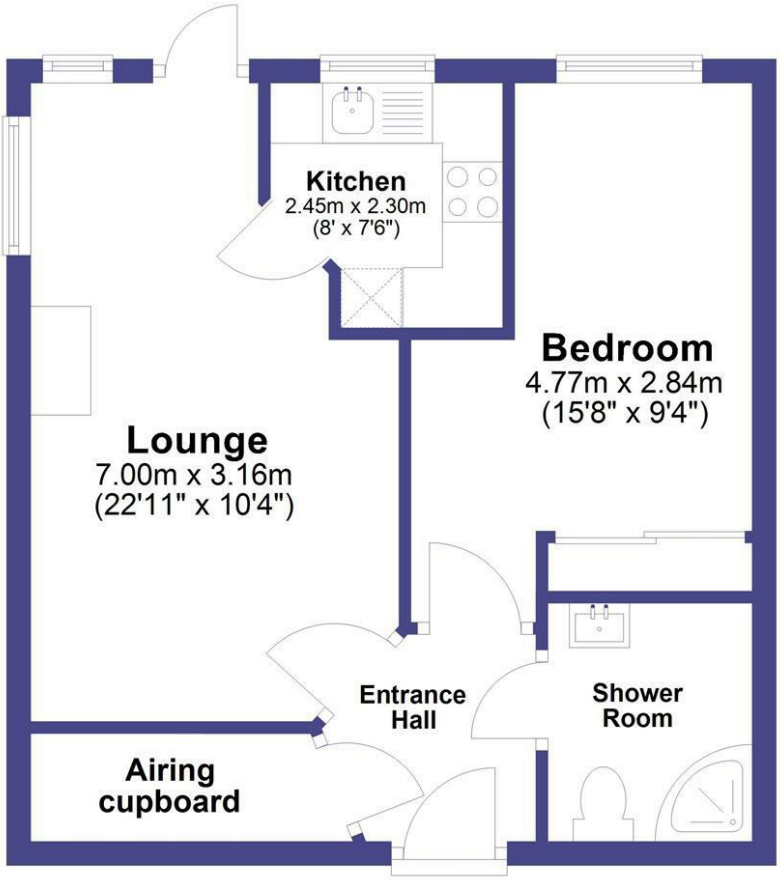
Directions



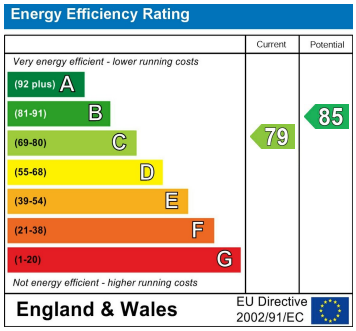


Floor Plan

Ground Floor



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