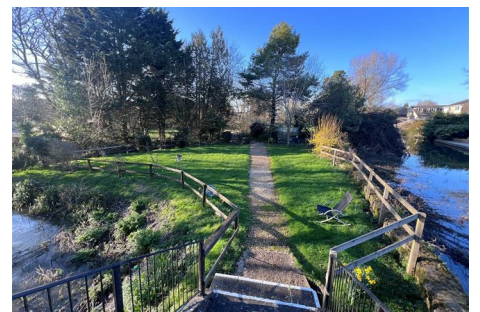




**CHAFFERS**  
ESTATE AGENTS



## 11 Barnaby Mill

Barnaby Mead, Gillingham, SP8 4AL

A well presented two bedroom 1st floor apartment conveniently located just off the town centre within the sought after Barnaby Mill development. The property benefits from electric heating, double glazing, security entrance system, private allocated parking space and visitors parking and riverside communal gardens. Age restriction of 55+ years. EPC Band: C

**£130,000 Leasehold**

Council Tax Band: C

# Barnaby Mill

Barnaby Mead, Gillingham, SP8 4AL



## DESCRIPTION

A well presented two bedroom 1st floor apartment within the sought after Barnaby Mill development, set in a convenient location close to the town centre, amenities and mainline train station (Exeter - Waterloo). The accommodation comprises of:- Communal Entrance Hall with security entry phone, stairs or lift to:- Entrance hall with two built in storage cupboards and an airing cupboard housing the water tank; a well equipped fitted kitchen (2 years old) fitted with a range of floor and wall units including an AEG electric oven & microwave, AEG induction hob with cooker hood above, fridge/freezer, dish washer, spotlights and vinyl flooring; a good sized lounge/dining room with door to Juliette balcony; the main bedroom has an attractive bay window and built in double wardrobes; a further bedroom with double glazed rear window. To complete the layout is a shower room fitted with a white suite comprising:- double width shower, pedestal wash basin, low level WC, electric radiator/towel rail, wall mounted convector heater and extractor fan.

The property benefits from electric heating, double glazing, security entrance system, private allocated parking space and visitors parking, riverside communal gardens. There is use of lounge area and laundry room. Guest suite is available at an extra cost. A house manager is available Monday - Friday with support careline after hours.

Outside:- Communal riverside gardens which are laid to lawn with trees and shrubberies.

There is a private parking space available to the rear of the development.

Visitors parking spaces are also available.

\*\*\*Age restriction of 55+ years\*\*\*

## LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 2 chemists, 7 supermarkets to include Waitrose, 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 (Meter) Electricity & Drainage.

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, curtains and blinds are included in the sale.

Lease details:- 125 years from 25th December 1992. End date 25th December 2117. Ground rent:- approx. £175.00 per annum and increases by this amount every 25th year. Maintenance charge:- Paid half yearly approx. £2400.00.

Age Restriction:- 55 years of age minimum although if a couple, the younger may be 45 years old or older provided the elder is 55 years of age or more.

Energy Performance Certificate:

Rated: C ~ View at [www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)



## Directions

From our Gillingham Office proceed down the High Street. Just past the Methodist Church on the right hand side, turn right onto Barnaby Mead. The Barnaby Mill development 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		79	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	