



Nexus Apartments, Addison Close, Gillingham

Asking Price: £135,000

Nexus Apartments, Addison Close, Gillingham, Dorset, SP8 4LR

- Well-Proportioned Two Bedroom Apartment
- No Onward Chain
- Close Proximity To Town Amenities
- Ground Floor Apartment
- Modern Fitted Kitchen & Bathroom
- Secure Communal Entrance
- Allocated Parking
- EPC: C

LOCATION

The North Dorset town of Gillingham offers the amenities of a major town, while retaining all the charm of rural Dorset. The town has a wide range of facilities, including Waitrose & Asda superstores, a doctor's surgery, dental practice, pharmacies, local shops, boutiques and a well-connected railway station.

Gillingham School is a highly sought after mixed comprehensive and there are several independent schools nearby including Port Regis, Sandroyd and Clayesmore. The communication links are excellent: the A303 runs north of the town and a mainline railway station provides services to London Waterloo (2 hours) and the south west.

DESCRIPTION

A spacious and well-presented ground floor Apartment located within this sought after development on the periphery of Gillingham town centre, close to its many amenities, schools and leisure facilities.

The property further benefits from an allocated under cover parking space



THE PROPERTY

A communal entrance hall is accessed via a secure entry phone system before in turn, leading to the property itself. The spacious living accommodation is centred around the open plan living room and kitchen with impressive floor to ceiling windows featuring on three aspects to allow for plentiful natural light.

Within the sitting area is room for all typical living furniture as well as a dining table if required whilst the kitchen is a modern suite offering an array of floor and wall mounted storage cupboards, appliance spaces and work surfaces.

The two bedrooms are again of comfortable double proportions with the principal room also enjoying use of a built-in wardrobe. Both bedrooms are serviced by a modern family bathroom suite comprising of a bath with shower, low level WC, wash hand basin and heated towel rail.





OUTSIDE

Externally the property benefits from the use of one allocated under cover parking space.

TENURE

Leasehold.

125 year Lease that commenced on 25th March 2007. - 107 years remaining.

Ground Rent:- £200 per year

Service Charge:- £1285 per year

SERVICES

All mains services are connected.

COUNCIL TAX

Dorset Council Tax Band B.

VIEWINGS

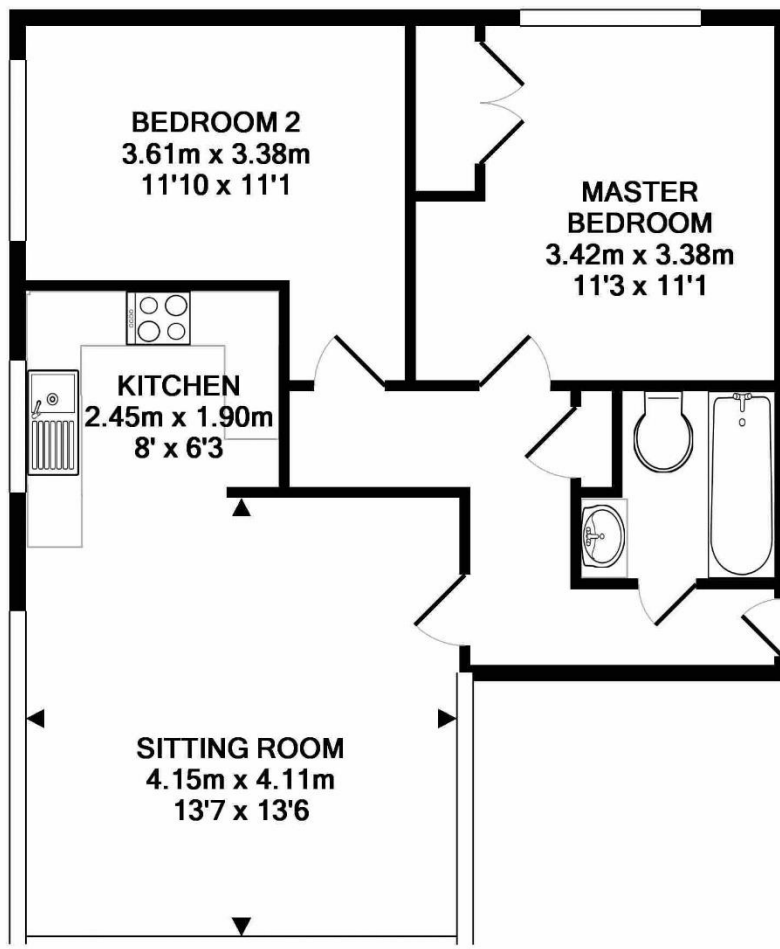
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TOTAL APPROX. FLOOR AREA 52.6 SQ.M. (566 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations.
All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
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