

FOR SALE



Addison Close, Gillingham

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £110,000


MARTIN&CO



12 Nexus Apartments

- Allocated Parking
- Gas Central Heating
- Modern Apartment
- Built-in Storage
- Intercom Entrance

A fantastic and smart one-bedroom, modern apartment with parking, Gas Central Heating, double glazing and plenty of built-in storage space within walking distance of Gillingham town centre. With easy routes to the A303 for access to nearby towns (Sherborne, Templecombe, Shaftesbury), this apartment is ideally located with beautiful Dorset countryside also within easy access. Currently tenanted with rental yield of 7% this is an ideal first home or buy to let investment.



Floor Plan

Floor area 56.7 sq.m. (610 sq.ft.)

TOTAL: 56.7 sq.m. (610 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

COMMUNAL ENTRANCE There is a secure main entry to the building, with intercom buzzer for each apartment. The communal stairwell rises to the first floor landing, where the entrance door for Flat 12 is located.

ENTRANCE HALL The wooden front door opens into a bright and welcoming entrance hall with double glazed window to the rear providing plenty of light. Neutral decor and carpet. Fitted cupboard providing good storage space and housing the gas boiler. Radiator.

KITCHEN/DINER The modern open-plan living space with kitchen is very attractive with high-gloss fitted kitchen units and pale grey work surface. This extends into the room providing a useful breakfast bar dining area. There is an integrated electric oven, hob and extractor fan plus appliance spaces for washing machine and fridge. The decor is neutral with a dark grey vinyl flooring. Double glazed window.

SITTING ROOM The key feature of the living space is the floor to ceiling windows providing a modern-feeling, bright and sunny space. The decor is neutral with cream carpet. Radiator.

BEDROOM Double bedroom with double glazed window. Neutral decor and carpet. Good-sized fitted wardrobe. Radiator.

BATHROOM Modern bathroom with fitted suite of white WC, basin with cupboard beneath and bath with shower above and fixed screen. White decor / tiling with black insets, and dark grey vinyl flooring. Double glazed window and extractor fan.

OUTSIDE There is one allocated parking space and a bike shelter.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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