



**Flat 7 Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ**

**£185,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





## Flat 7 Churchbury House Queen Street, Gillingham, Dorset. SP8 4DZ

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An outstanding two double bedroom Townhouse style Duplex with its own PRIVATE COURTYARD GARDEN situated in this most skilfully converted former Church masterfully done in a contemporary style whilst reflecting on and respecting the tradition behind the building to ensure that there is a seamless blend of new and old. The development will be sold with a Share of Freehold tenure and reasonable maintenance charges. Further, allocated parking spaces are available on a first come first served basis and are priced at £10,000 each of which 3 now remain available. Completion due end of 2024.



## **ENTRANCE HALL (6' 6" X 5' 3") OR (1.98M X 1.59M)**

Personal entrance door on the Ground Floor leading into the Hallway with stairs then rising to the first floor and a door into the:

## **OPEN PLAN KITCHEN/ LIVING/DINING ROOM (20' 6" X 14' 9") OR (6.24M X 4.50M)**

Narrowing in part to 2.39m for the Kitchen area. A lovely and bright dual aspect room with windows to both sides with a set of double doors leading out onto the private courtyard area.

## **FIRST FLOOR LANDING**

From the Entrance Hallway stairs rise to the:

## **BEDROOM 1 (14' 9" X 11' 0") OR (4.49M X 3.35M)**

Narrowing in bed recess to 2.36m. Two windows to the side aspect, large space behind the door for wardrobes, double power points, television point, wall mounted panelled radiator.

## **BEDROOM 2 (7' 10" X 9' 4") OR (2.38M X 2.84M)**

Feature window to the side, wall mounted panelled radiator, ceiling light point, power points.

## **BATHROOM (5' 7" X 6' 7") OR (1.70M X 2.01M)**

Fitted with a three piece suite comprising panel enclosed bath with shower over, inset wash hand basin and low level flush WC. Tiled walls, window to side aspect, inset ceiling spotlights.

## **OUTSIDE**

The property benefits from a low maintenance, private courtyard garden enclosed by timber fencing and also having a contemporary external light point with up and down light. Paved area and accessed from the Living Room.

## **ALLOCATED PARKING SPACE**

Allocated parking spaces are available at a cost of £10,000 on a first come, first served basis.

## **LEASEHOLD & MAINTENANCE FEES**

An annual maintenance charge will be levied towards the upkeep of the communal areas and building and is initially going to be set at £937.50 per property with a Share of Freehold Tenure and a Peppercorn Ground Rent.

## **NEW HOMES WARRANTY INFORMATION**

The property benefits from a 10 year New Homes Warranty provided by Build Zone.

## **DIRECTIONAL NOTE**

Using the What Three Words App the development can be found under shade.offhand.scorched

## **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **NEW HOMES NOTICE**

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

## **BUYERS NOTE**

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

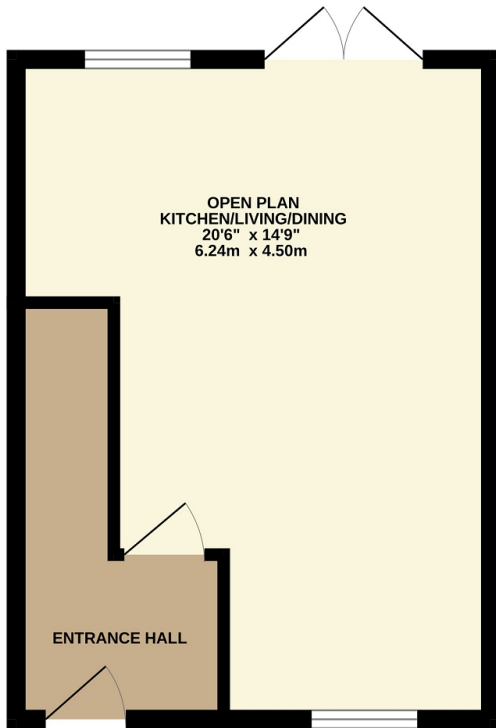
## **TENURE**

The resale tenure for this property is Share of Freehold

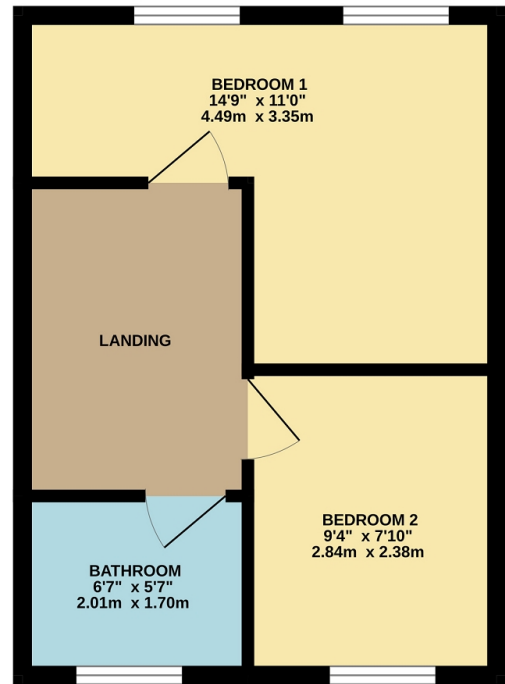
## **EPC RATING**

The EPC rating for this property is C80

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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