

Broadleaf Retirement Sales

**31 King Edmund Court, Rolls Bridge Lane,
Gillingham, Dorset, SP8 4DL**

Price Guide: £55,950 - Leasehold

**This one bedroom, ground floor apartment is on a development of
39 properties built exclusively for people over 55 years.**



A general view of King Edmund Court

Summary of Accommodation - Entrance Porch, Sitting Room, Kitchen, Double Bedroom and Bathroom. The property is double glazed. Included in the asking price are carpets and curtains as seen.

Facilities King Edmund Court – There is a communal laundry and outside drying areas. A residents lounge, car parking spaces for residents and their guests. Purpose built sheds are available for rent. There is a Guest Suite with twin beds and bathroom available for rent (small charge) for family or friends to stay at King Edmund Court.

Service Charges are payable at £1,443.08 per annum. (1st January to 31st December 2012)
Ground Rent Nil
Council Tax Band B

31 King Edmund Court is a one bedroom ground floor apartment with views from the lounge and bedroom of the attractive communal gardens, trees and shrubs. The development enjoys being positioned in 3 acres of landscaped communal gardens and water meadows which include an abundance of wild life.

The property is approached via a level path.

ENTRANCE PORCH – with meter cupboard and dustbin store. Timber front door opens into hallway:

HALLWAY - airing cupboard, large storage cupboard and Economy 7 heater.

LOUNGE (14' x 10' 7") patio doors with views of rear gardens and water meadow. Economy 7 heater with convector. Numerous power points, T.V. point and telephone point.

KITCHEN (14' 9" x 6' 9") An attractive range of light wood effect floor and wall cupboards with matching drawers. Contrasting work surfaces, single bowl stainless steel sink unit. Free standing two year old Belling cooker. Extractor hood. Space for fridge/freezer. Washing machine. Slim line electric heater. Double glazed window with views towards the church.

BEDROOM (14' 3" x 8' 2") Double glazed window with views of water meadow. Economy 7 storage heater, numerous power points. Emergency Alarm System Unit linked to Magna Careline Control Centre.

SHOWER ROOM Fitted white suite comprising tiled shower cubicle with Triton shower, basin inset into vanity unit with glass shelf above. Low level W.C. Electric heated towel rail, shaver point with light. Glass fronted bathroom cabinet. Dimplex convector heater. Double glazed obscure glass window.

OUTSIDE: The property has a paved patio at the rear of the property with a small garden area. The 3 acre communal landscaped gardens have a footpath leading to the water meadow with river frontage and wooden benches in tranquil areas to sit and enjoy the gardens.

The Scheme Manager is on duty Monday – Friday 9 a.m. to 1 p.m. 24 hour Emergency Alarm System linked to Magna Careline Control Centre which offers assistance in an emergency (cost of this service is covered in the annual service charge).

**TO VIEW THIS PROPERTY PLEASE CONTACT SALLY-ANN SWANNIE
ON 01747823350**

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Please note that these particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract

Please note electrical fixtures and fittings have not been tested, neither has any boiler or water heater.

Energy Performance Certificate

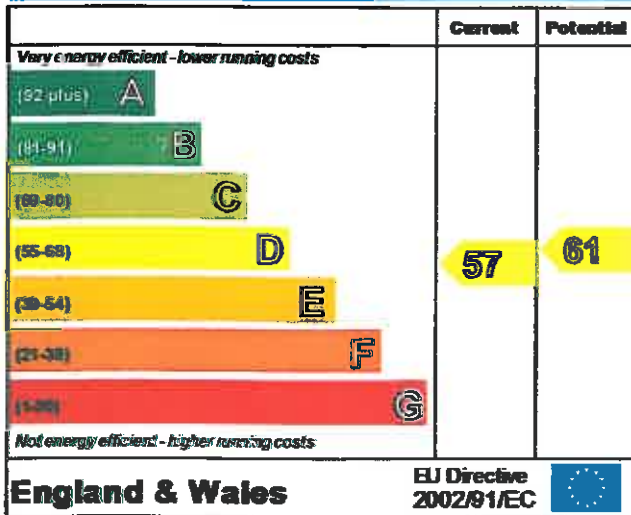


31, King Edmund Court
GILLINGHAM
SP8 4DL

Dwelling type: Ground-floor flat
Date of assessment: 19 April 2011
Date of certificate: 20 April 2011
Reference number: 0381-2861-6549-9099-2685
Type of assessment: RdSAP, existing dwelling
Total floor area: 47 m²

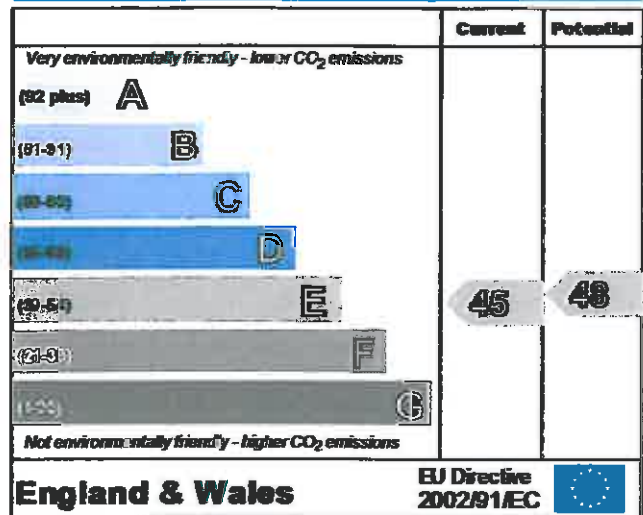
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	470 kWh/m ² per year	438 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.6 tonnes per year
Lighting	£48 per year	£30 per year
Heating	£360 per year	£315 per year
Hot water	£228 per year	£228 per year

You could save up to £13 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.