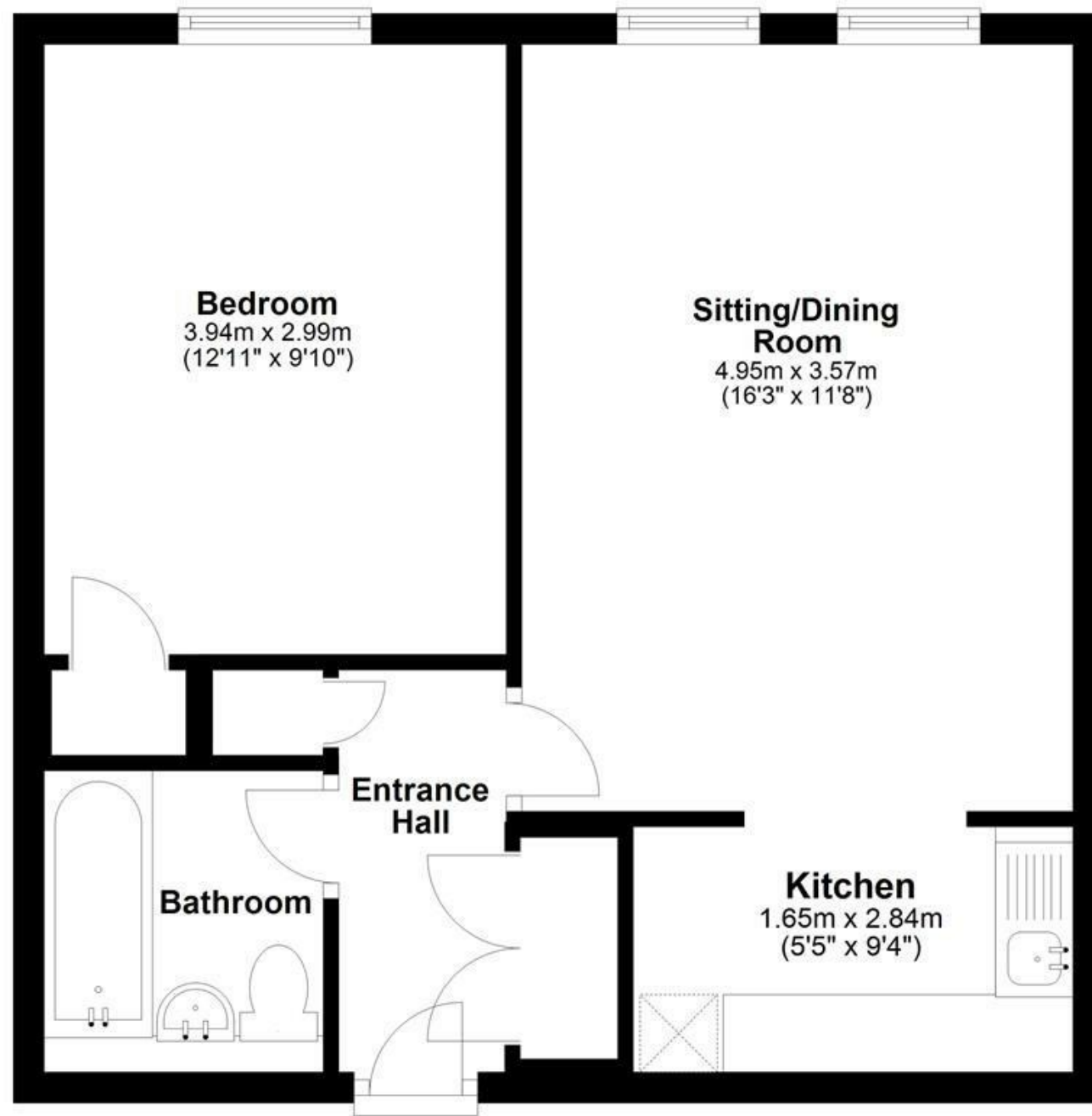


Floor Plan

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Bath Road
Sturminster Newton

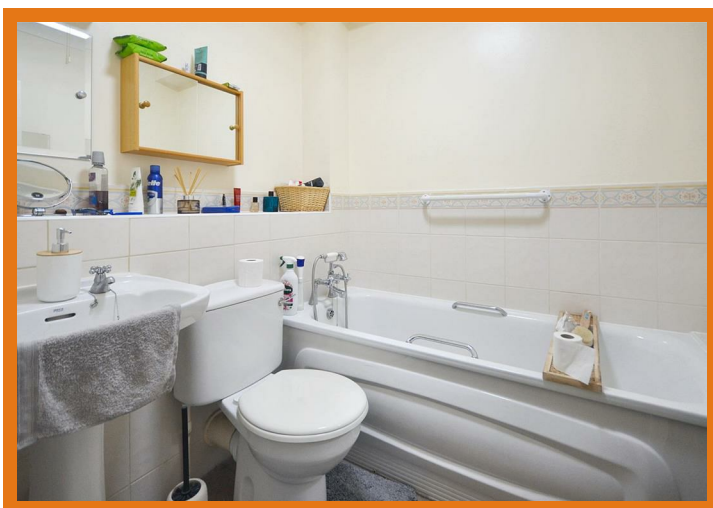
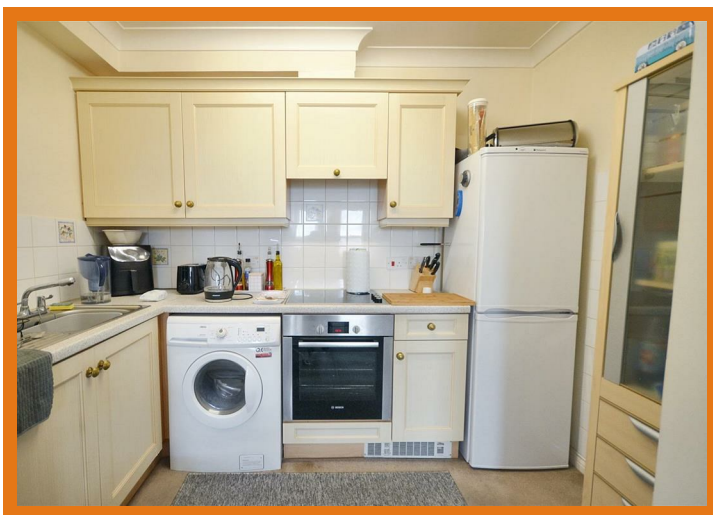
Asking Price
£105,000

Boasting a prime location, this well-maintained and thoughtfully designed first-floor apartment offers the perfect blend of convenience, comfort, and community for those aged 55 and over. With a lift for easy access, this delightful home is just a short stroll from the town centre while also being close to scenic river and countryside walks. Enjoy fabulous views across the countryside to Hambledon Hill in the distance.

Step inside to discover a spacious and inviting living area with room for a table and chairs as well as a settee and armchairs, perfect for relaxing or entertaining. The modern kitchen boasts plenty of cupboard space, making meal preparation a pleasure. A modern bathroom adds to the home's appeal, while the comfortable double bedroom comes complete with fitted furniture for excellent storage.

Beyond your private space, this welcoming community offers fantastic communal facilities, including beautifully maintained gardens with a clothes drying area, on-site parking, a lively communal lounge for entertainment and social events, a dedicated guest suite, and the reassurance of house manager.

With its prime location, modern comforts, and a warm community atmosphere, this apartment is an ideal choice for those looking to enjoy a peaceful yet active lifestyle. Don't miss this wonderful opportunity—schedule a viewing today!



The Property

Accommodation

Inside

The building is approached from the residents car park to front door with entry system and opens into a large reception area. From the ground floor there is access to the residents lounge and the Scheme Manager's office. There are stairs and a lift serving all floors. The apartment is situated on the first floor where a white panelled door opens into the entrance hall with access to the airing cupboard housing the hot water cylinder and fitted with a shelf, plus a double cupboard fitted with hanging rail and shelves and doors leading off to all rooms.

The sitting/dining room enjoys views of Hambledon Hill and Duncliffe Hill in the distance and has enough room for a dining table and chairs. An arch opens into the kitchen. The kitchen is fitted with a range of modern light wood grain effect kitchen units consisting of floor and eye level

cupboards. There are work surfaces with a tiled splash back and a stainless steel sink and drainer with mixer tap. There is a built in electric oven and ceramic hob with extractor hood over, and space and plumbing for a washing machine and a fridge/freezer.

The double bedroom has roof top views to the hills, and benefits from a built in wardrobe with hanging rail and shelf. extra double wardrobe and chest of drawers.

The bathroom is fitted with a modern suite consisting of pedestal wash hand basin with mirror and shaver light and point over, low level WC and bath with mixer tap and telephone style shower attachment.

Outside

There is parking available to the front of the building and is on a first come first served basis. There are communal gardens surrounding the building and a clothes drying area.

Useful Information

Term of Unexpired Lease - 99 years from 1999 - 72 years remaining
Service Charge - £388.75 per quarter
Ground Rent - £200 per annum - payable 6 monthly
Fees include the maintenance of the grounds, lift, communal areas, exterior cleaning and buildings insurance and water rates.
Solicitors to verify the above.
Services Available -
Part time House Manager
Resident sitting room
Guest Suite for visitors
Lift available in addition to main stairs serving the first floor.

Directions

From the Sturminster Newton Office

Leave Sturminster via Bath Road heading towards Gillingham. Just after the traffic lights and before the British Legion building turn right onto the drive to Reddeman properties. The flat is through the entrance door on the first floor down the corridor to the right. Postcode DT10 1DU

DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.