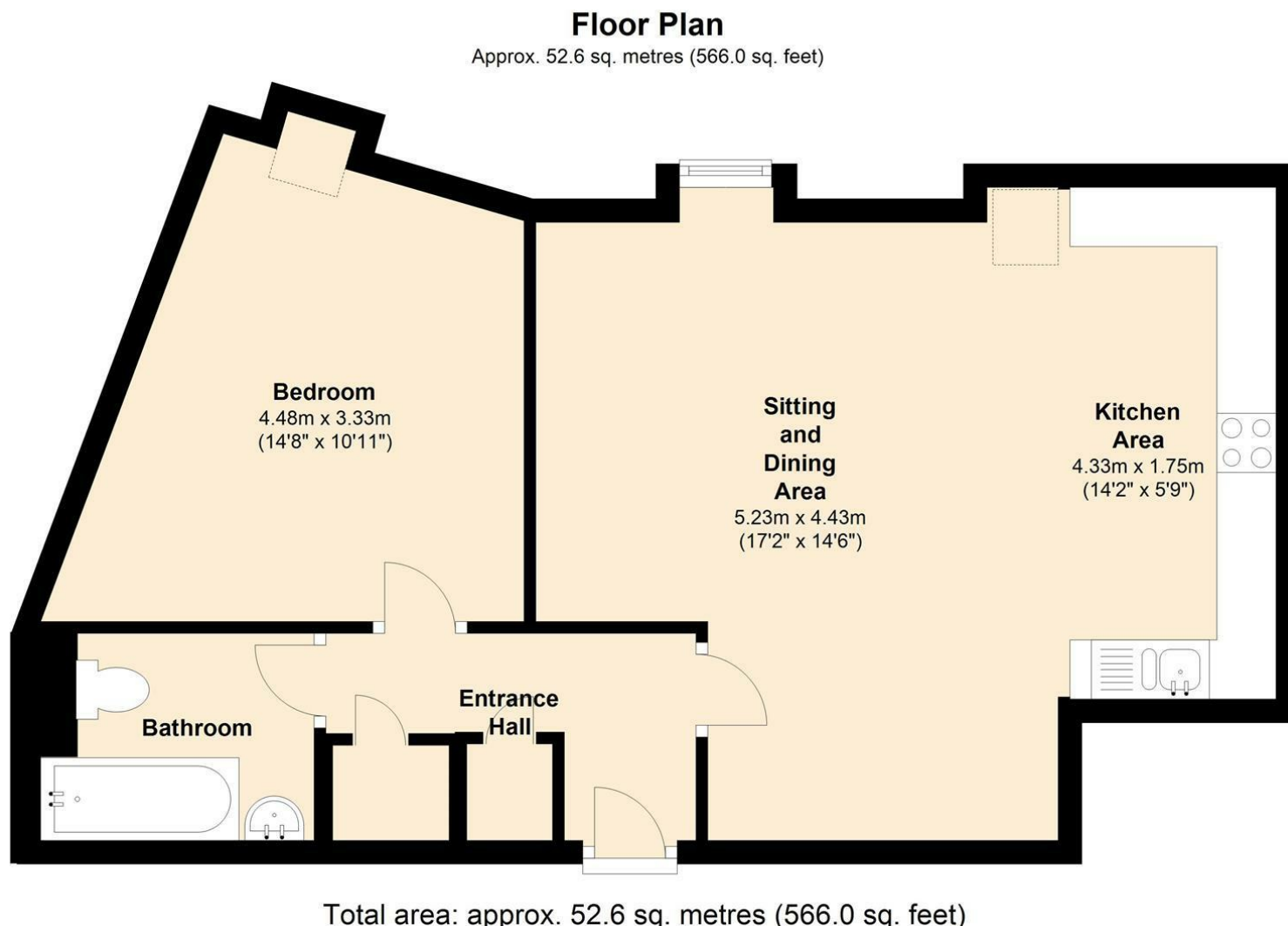




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(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	



Drovers
Sturminster Newton

Guide Price
£130,000

Boasting a prime location, just a few steps from the town centre is this well maintained top floor apartment, offering spacious contemporary open plan living space with one double bedroom and enjoying some fabulous countryside views over roof and tree tops. The market town of Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues. This stylish home provides spacious accommodation amounting to 566 sq ft (52.6 sq m) with plenty of natural light flooding the rooms. The apartment benefits from double glazing, electric heating and a lift can be accessed from street level in car park area. This fabulous home would suit many potential buyers, from those looking for their first home or as an ideal lock up and leave UK base and as an investment buy to let or even a weekend retreat. The apartment must be viewed to truly appreciate the interior, the proximity to all the town's facilities as well as being close to some wonderful country and riverside walks.

In brief, the inside accommodation consists of communal reception with lift and stairs to all floors, entrance hall to the apartment with good sized storage cupboard, open plan living space with areas for dining, sitting and kitchen area, which is fitted with plenty of cupboards and integrated appliances. There is also a double sized bedroom and a bathroom. Outside, there is a numbered allocated parking space.

Energy Efficiency Rating B - Council Tax Band A - Leasehold



ACCOMMODATION

Inside

Communal Reception Area

The property is accessed from the Drovers side via steps rising to the front door. From the reception hall there is a lift and steps to all floors. Panelled front door with spy hole opens into the:-

Entrance Hall

Ceiling light. Smoke detector. Access to the loft space. Entry phone. Heating programmer. Wall mounted electric heater. Power and telephone points. Airing cupboard housing the hot water cylinder and fitted with slatted shelf. Further good sized storage cupboard housing the electrics and fitted with light and hanging rail. White panelled doors to all rooms.

Sitting Room

5.23m" x 4.42m" (17'2" x 14'6")
Maximum measurement - skylight and window with Georgian bar to the front enjoying roof top and tree top views to countryside. Ceiling lights. Two wall mounted electric heaters. Power, telephone and television points. Opens to the:-

Kitchen Area

4.32m" x 1.75m" (14'2" x 5'9")
Recessed ceiling lights. Plenty of power points. Fitted with a range of wood grain effect kitchen units consisting of floor cupboards, some with drawers, bottle rack and eye level cupboards. Generous amount of wood block effect work surfaces. Part tiled walls. One and half bowl stainless steel sink and drainer with mixer tap. Integrated fridge and freezer and integrated dishwasher. Built in electric oven and hob with extractor hood over. Integrated washer/dryer. Wood effect vinyl flooring.

Bedroom

4.47m" x 3.33m" (14'8" x 10'11")
Approximate measurements - Sky light to the front with views in the distance. Ceiling light. Wall mounted electric heater. Power, telephone and television points.

Bathroom

Recessed ceiling lights. Extractor fan. Part tiled walls. Wall mounted electric heater. Suite consisting of pedestal wash hand basin, bath with shower over, full height tiling to surrounding walls and folding shower screen. Low level WC. Tile effect vinyl flooring.

Outside

Parking

There is an allocated numbered parking space located to side of the building.

Important Information

Term of Lease..... 150 years
Unexpired Term of Lease..... 134 years
Service charge- £1812.20 per annum (2024-2025)
Ground rent is currently £164.72 per annum payable in two six monthly instalments of £82.36.

Directions

From the Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers. The property can be found a short distance on the right hand side. Postcode DT10 1RA

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.