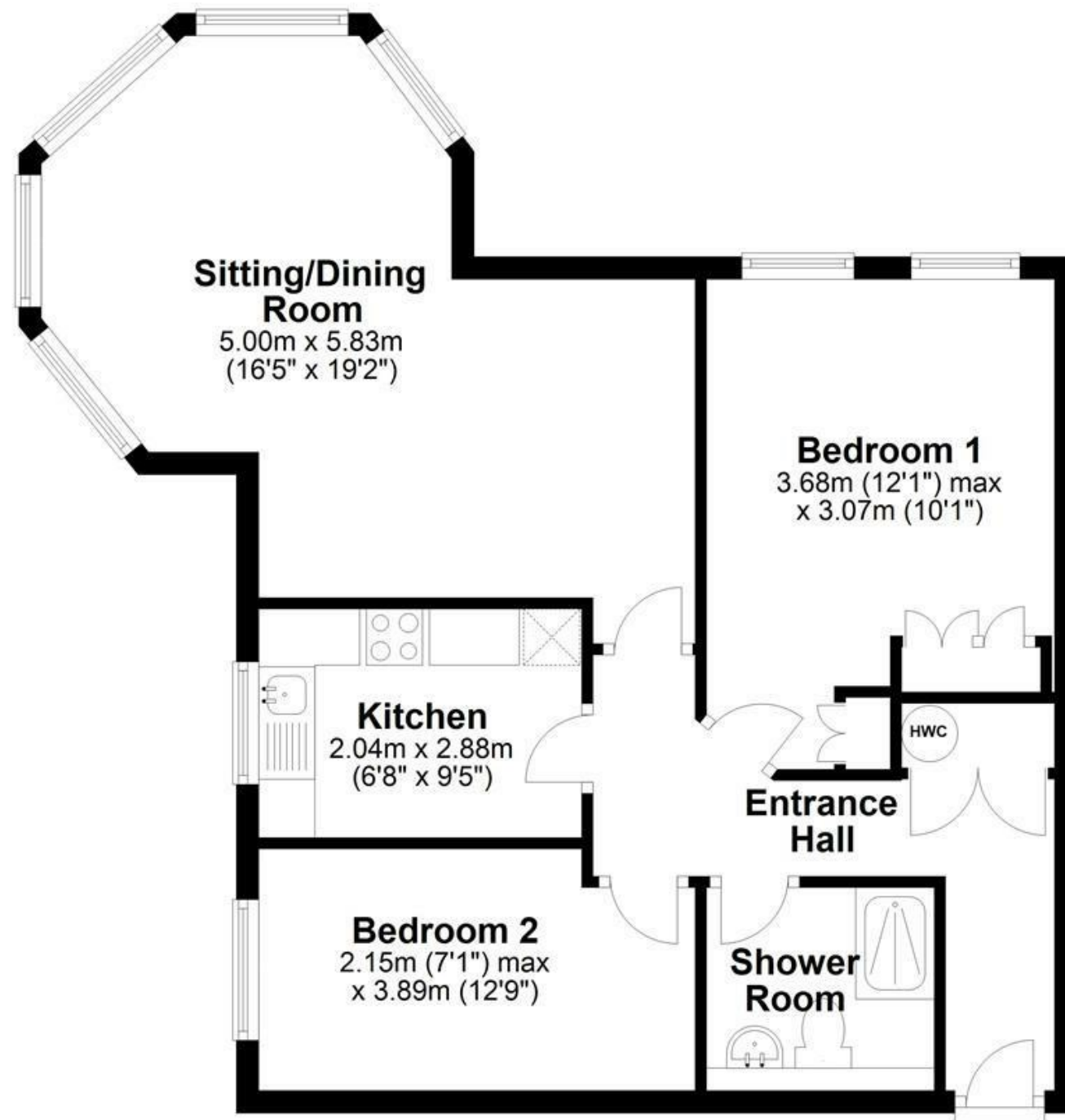


## Floor Plan

Approx. 60.4 sq. metres (650.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bath Road  
Sturminster Newton

£135,000

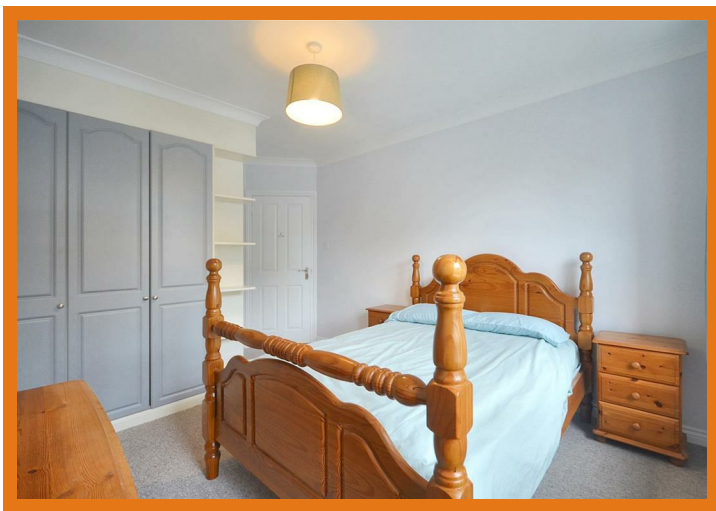
Fully renovated in 2024 with a new kitchen, bathroom, flooring, heating system, and modern fittings throughout, this beautifully presented ground floor apartment, offers a stylish yet practical home designed exclusively for those aged 55 and over.

This welcoming property features two double bedrooms and a spacious sitting/dining room, perfect for everyday comfort and entertaining. Recently refreshed with modern finishes, uPVC double glazing, and efficient electric heating, this apartment is ready for immediate enjoyment with no chain!

Situated just a short stroll from the town center, residents can enjoy easy access to a wide range of independent shops, healthcare facilities, and leisure amenities.

The development itself provides an appealing blend of independence and community. Residents benefit from a part-time house manager, a sociable communal lounge with kitchen facilities, a guest suite for visitors, beautifully kept gardens with seating areas and residents' parking (first-come basis).

With its generous proportions, modern upgrades, and a vibrant community atmosphere, this property offers an excellent lifestyle opportunity. Early viewing is highly recommended.



## The Property Accommodation

### Inside

The building is approached from the residents car park to the 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 serving all floors and lift to the first floor. The apartment is located to the right hand side on the ground floor. A white paneled door opens into the entrance hall which is laid with a grey carpet which runs throughout the majority of the home. At the end of the hall there is a double sized airing cupboard housing the ariston water heater and electrical consumer unit. This cupboard comes fitted with shelves ideal for storing linen and space for a tumble dryer.

Doors lead off the hall to the bedrooms, shower room, kitchen and sitting room. Bedroom one features two windows to the front of the apartment overlooking the parking area, with built in wardrobes including hanging rails and shelves plus an open display of storage shelves features, giving the room ample amount of storage. Bedroom Two is of good size, with a window to the side of the building offering natural lighting and treetop views. The recently refurbished shower room, provides a level-access shower with safety handrails and folding doors, a contemporary vanity unit with inset basin and storage, a mirrored cabinet with

lighting, and a WC. Finished in a fresh, neutral style.

Newly updated, the kitchen has been carefully designed to maximise both style and functionality, laid with vinyl neutral, stone-effect style finish. Featuring floor and eye level cupboards with ample storage, wood-effect worktops, stainless steel sink and drainer with mixer tap, tiled splash backs, and an integrated electric hob and oven with extractor, the space is complemented by a large window to the side of the apartment, that provides plenty of natural light. With room for essential appliances, this practical kitchen offers plumbing for dishwasher and/or washing machine.

Spacious and full of natural light, the sitting/dining room offers a generous living area, enhanced by five uPVC double-glazed windows, with carpet flooring and ceiling lighting throughout.

### Outside

#### Parking and Communal Area

The complex is accessed from Bath Road, onto a drive leading down to the main building and car parking area. There is additional parking on the graveled area to the side of the main drive. There are neatly tended communal gardens with a seating area outside of the resident's lounge.

Please note that the parking is on a first come, first served basis.

### Useful Information

Energy Efficiency Rating - tba  
Council Tax Band - B  
uPVC Double Glazing  
Individually controlled electric heating  
Term of Unexpired Lease - 99 years from 1999 - 76 years remaining  
Service Charge - £420 every 3 months  
Ground Rent - £200 per annum - payable 6 monthly  
Fees (in 2022) 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

Postcode DT10 1DU  
What3Words - ///observers.conveys.bystander

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.