

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Market Cross Sturminster Newton

Guide Price
£125,000

A great opportunity to purchase a one double bedroom, ground floor apartment, which is in need of complete refurbishment, presented to the market with no onward chain and boasting a prime location, just a few steps to the centre of this delightful marker town. Sturminster Newton offers an excellent range of day to day facilities, including independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. The apartment also has easy access to some fabulous country and river side walks plus The Trailway.

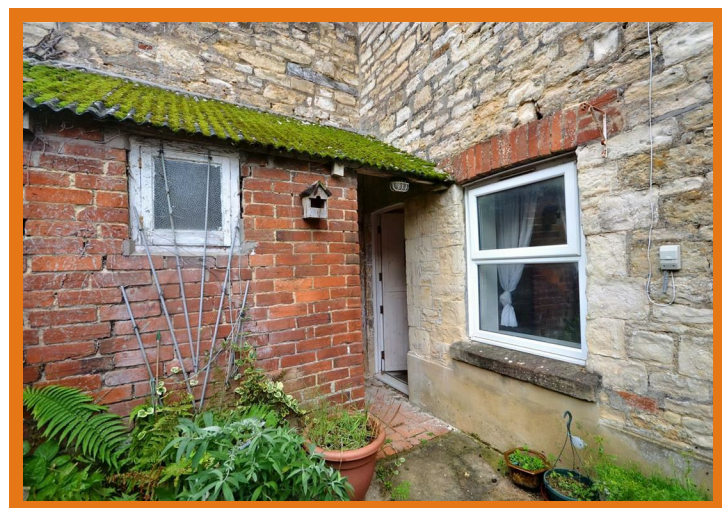
In brief, the accommodation consists of open plan living space with kitchen area, one double bedroom with built in wardrobe, bathroom and cloakroom. Outside, there is a brick built storage shed.

Energy Efficiency Rating tba - Council Tax Band A - Leasehold - DRAFT DETAILS

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	



ACCOMMODATION

Inside

Open Plan Living Space

Part glazed door opens into the open plan living space. Window to the front. Ceiling lights. Smoke detector. Wall mounted electrics. Coved. Power and telephone. Television connection. Door to the inner hall.

Kitchen Area

Fitted with a range of floor and eye level cupboards with counter lighting, work surfaces with tiled splash back and stainless steel sink and drainer. Space for a slot in cooker. Space and plumbing for a washing machine. Space for under counter appliances. Panelled door to the:-

Bedroom

Window to the side and door opening to a covered area with access to the shed. Ceiling light.

Power points. Recessed cupboard fitted with a hanging rail. Fitted wardrobe with sliding mirror fronted doors and hanging rail.

Inner Hall

Ceiling light. Coved. Doors to the cloakroom and to the:-

Bathroom

Obscured glazed window to the rear elevation. Ceiling light. Fitted with a bath and electric shower over plus a pedestal wash hand basin. Airing cupboard housing the hot water cylinder. Tiled floor.

Cloakroom

Ceiling light. Extractor fan. Fitted with a low level WC and wash hand basin. Part tiled walls.

Outside

Storage Shed

Outside there is a brick built storage shed fitted with shelves - accessed from the bedroom

Important Information

Term of Lease -125 years from 1988

Unexpired Term of Lease -91 years

Ground Rent - TBC

Service Charge - TBC

Directions

From the Sturminster Newton Office

Turn left out of the office. The door to the apartment will be found on the left hand side before the café. Postcode DT10 1AN

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.