

Floor Plan
Approx. 83.2 sq. metres (895.4 sq. feet)



Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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Motcombe,
Shaftesbury

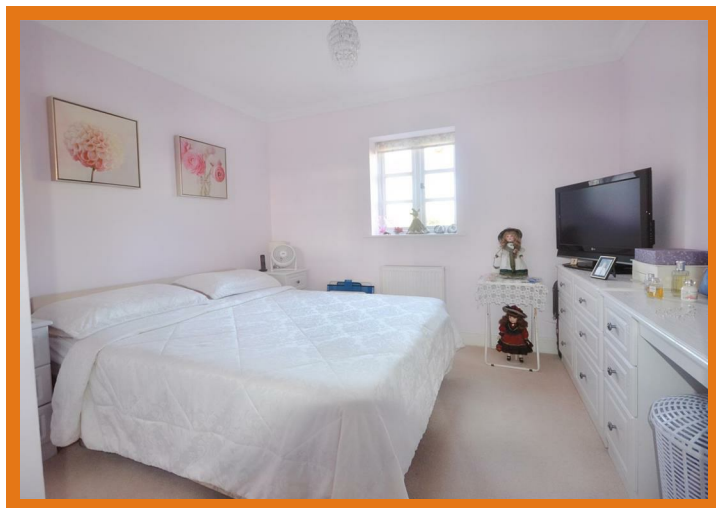
Guide Price
£250,000

A fabulous opportunity to purchase a spacious first floor retirement apartment with two double bedrooms and offering around 895 square feet (83 sq.m) of living space, for ages 55 and over. The apartment is presented to the market with the bonus of no onward chain and is just a short walk to the village centre where there is a unique shop run by the community with a part time post office. A little further on is the village hall which hosts a variety of events and behind this is the village recreation grounds. There is also a primary school, church and the Coppelridge Inn, which serves food and has accommodation. The original building was previously a prep school, which was converted and extended in 2003 to provide luxury retirement living in a village location. The complex offers many facilities including social clubs and events plus croquet in the grounds. There is a development manager, emergency call facility, dining room that serves lunches five days a week, bar, drawing room and library as well as a hairdressing salon. There is also a guest suite that may be booked for a nominal fee. The apartment itself offers a well laid out interior, which is flooded with plenty of natural light. It is vital for a viewing to be carried out to truly appreciate the apartment as well as its surroundings.

In brief, the accommodation consists of a wonderful, welcoming communal reception hall with a stair case and lift to the first floor. The apartment is located at the end of the landing with its own door that opens to a long entrance hall with all rooms leading off. There is a large sitting/dining room with double doors out to the balcony, generous kitchen fitted with plenty of cupboards and built in appliances and two double bedrooms with built in wardrobes. In addition there is a good sized bathroom. Outside, there is an allocated parking space and delightful grounds.

Energy Efficiency Rating B - Council Tax Band E - Leasehold

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ACCOMMODATION

The Apartment

Communal Reception Hall

This is located in the original building with secure main entrance, reception area with an original fireplace and stairs and lift serving all floors. The apartment itself is located on the first floor and is in the right hand wing.

Entrance Hall

Panelled front door opens into a long entrance hall with doors leading off to the bathroom, bedrooms and sitting/dining room. Ceiling lights. Smoke and heat detectors. Decorative coving. Radiator. Power points. Built in storage cupboard fitted with shelf, coat hooks and housing the electrics.

Sitting/Dining Room

Two skylights to the side elevation. Ceiling lights. Decorative coving. Two radiators. Power, telephone and television points. Entryphone system. Double doors opening out to a balcony overlooking the grounds to the front and countryside views in the distance. Opening to the:-

Kitchen

Window with deep work surface to the side of the apartment with partial rural outlook. Recessed ceiling lights. Decorative coving. Extractor fan. Radiator. Power points. Tall cupboard housing the gas fired central heating boiler. Fitted with a range of modern kitchen units consisting of floor cupboards with open ended display shelves, bottle rack and eye level cupboards with open shelves. Generous amount of wood effect work surface with tiled splash back. One and half bowl stainless steel sink and drainer with swan neck mixer tap. Integrated washer/drier, dishwasher and fridge/freezer. Built in eye level double electric oven with storage cupboards above and below. Gas hob with extractor hood over. Wood effect vinyl flooring.

Bedroom One

Window to the side with partial rural view. Ceiling lights. Coved. Radiator. Power, telephone and television points. Built in double wardrobe with hanging rail and shelf.

Bedroom Two

Window to the side aspect and enjoying a partial countryside view. Ceiling light. Access to the loft space. Coved. Radiator. Power and television points. Built in wardrobe with hanging rail and shelf.

Bathroom

Recessed ceiling lights. Extractor fan. Coved. Radiator. Wall mounted bathroom cabinet. Fitted with a suite consisting of pedestal wash hand basin with tiled

splash back, shelf, mirror and light over, corner tiled shower cubicle, low level WC with dual flush facility and bath with tiled splash back. Vinyl flooring.

Outside

Parking and The Grounds

There is an allocated parking space, which is number 9 and will be found to the right when driving in and in front of the apartment. There are also visitor spaces on the left hand side on entering the complex. Most of the three acre grounds lies to the rear of the building and laid to lawn with a feature pond.

Important Information

Term of Lease99 years from 2003/4
 Unexpired Term of Lease81 years
 Service Charge..... £560 a month and includes buildings insurance.

Pets are welcome in the ground floor apartments and by arrangement, depending on suitability, on the first and second floors.

Directions

From Gillingham

Leave the office heading towards Shaftesbury. Take a left hand turn at Motcombe Turnpike Kennels and proceed to the roundabout. Take a left turn onto The Street and continue for a short distance. Motcombe Grange retirement home will be found on the left hand side. Postcode SP7 9HJ

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