



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.



Motcombe Grange Shaftesbury

Asking Price
£275,000

LUXURY LIVING FOR OVER 55sIMPRESSIVE LANDSCAPED GARDENS***LEVEL WALKING DISTANCE TO VILLAGE SHOP***
A fabulous chance to purchase a recently renovated first floor apartment, especially for those in their leisure years with two double bedrooms, large reception room and offering 1074 sq. ft (100 sq. m) of internal living space. The apartment is located in the popular Dorset village of Motcombe and just a short level walk to the village centre where there is a community run shop with café and part time post. 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 bright and spacious accommodation, there is a large sitting/dining room with plenty of room for relaxing or entertaining friends and the balcony adds that extra bit of personal outside space to enjoy a coffee whilst catching up with a book or newspaper. The kitchen has ample storage cupboards and the two double bedrooms, both with wardrobes are ideal for overnight guests or double up as a study. Outside, the communal gardens are a delight and provide the ideal spot to catch up with other residents for a chat. And for convenience, there is your own parking space.

It is vital for a viewing to be carried out to truly appreciate the apartment as well as its surroundings.

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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



The Property

Accommodation

Inside

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 left hand wing.

Upon entering the apartment there is an entrance hall with doors leading to the utility room, kitchen, sitting room, two bedrooms and bathroom. The kitchen is well equipped with plenty of floor cupboards, separate drawer unit and eye level cupboards. There is a good amount of wood effect work surfaces, tiled splash back and stainless steel sink and drainer with mixer tap. There is also a new hob and oven with an extractor fan as well as a integrated fridge freezer.

The sitting room is a great size, with light flooding in from the balcony and offers a great space as both a sitting and dining room. There are two good size bedrooms, both with built in wardrobes and the principal bedroom also benefits from a good sized en-suite with a shower, bath, wash hand basin and low level WC. The family bathroom also benefits from a bath. The useful utility room is fitted with plenty of cupboard and space for appliances.

Outside

Parking

There is an allocated parking space in the Motcombe Grange car park, which will be found to the front of the property. The allocated parking space is number 25. There are also visitor parking spaces.

The Grounds

The communal grounds cover three acres and is mostly to the rear of the property. The garden offers a very quiet and peaceful place to

take a walk or sit and enjoy the sunshine. There is also a pond.

Useful Information

Energy Efficiency Rating B
Council Tax Band E
Unexpired Term of Lease80 years
Service Charge.....
£535 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 Office

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

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.