



Flat 10 Hillbrook Court, Acreman Street, Sherborne

Type: Apartment - Retirement Bedrooms: 1 Bathrooms: 1
Council Tax Band: B EPC: C

A well-presented one bedroom ground floor over 60's retirement apartment, situated within walking distance to Sherborne town centre. The apartment also benefits from a outside patio to the rear.

Guide Price
£100,000
Leasehold



Flat 10 Hillbrook Court Acreman Street, Sherborne, DT9 3NZ

- One bedroom, ground floor apartment
 - Over 60's retirement complex
 - Close to town centre
 - Courtyard garden
 - No forward chain



Situation

Hillbrook Court is ideally located for easy walking access to all of Sherborne's shops and facilities, including a good range of boutique shops, 2 supermarkets, sports facilities. The property is a 3 minute walk to Sherborne station which is on the direct line to London Waterloo. Sherborne is well known for its excellent schools, both independent and state. Yeovil, which is 6 miles away, has a good choice of larger stores, supermarkets and industrial estates. There is good access to the A303 for road links to Exeter and London.

Services

Mains electric, water and drainage connected.
Electric heating.
Dorset Council tax band: B

Lease Information

99 year lease from 25th March 1988
Current Service Charge - £2,160.66 pa until 30/09/2023
Ground Rent - £240 pa – next increase 1st April 2038

Directions

Turn off the A30 at Kitt Hill and proceed into Acreman Street. Hillbrook Court will be found on the second left.

Viewing strictly by appointment through Symonds & Sampson Sherborne Sales Office on 01935 814488

Accommodation

From the communal entrance hall, a wooden door gives access into the hall where there is a cupboard housing the hot water cylinder and consumer box.

From the hall is a door into the sitting room, this has double glazed windows and a door leading out to the patio. There are wall lights, TV points, a telephone point, night storage heater, and an emergency pull cord.

An arched opening leads through to the kitchen which is fitted with wall, base and drawer units, a stainless steel sink with mixer tap and drainer, electric hob and electric oven.

The bedroom has a double glazed window to the rear, built in wardrobes, two telephone points, a night storage heater, wall lights and an emergency pull cord.

The bathroom comprises WC, wash basin, bath with integral seat and an electric shower over, extractor fan, heated towel rail and wall mounted fan heater. There is also an emergency pull cord and a mirrored cabinet.

Outside

Hillbrook Court has a pretty communal entrance with well maintained gardens. This apartment also has its own patio to the rear with flower beds and a gate providing private access to the apartment.

A car parking space can be reserved within the Hillbrook Court car park for a fee (subject to availability). There is a small public car park adjacent to Hillbrook Court, which visitors can use.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(82-91)	B		
(69-81)	C	70	73
(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

SHE/JMK/082023

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