



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

A one bedroom ground floor apartment situated within a small block of over 60's retirement apartments close to the town centre of Sherborne.



- One bedroom, ground floor apartment
- Close to town centre
- No forward chain
- Over 60's retirement complex
- Courtyard garden
- 99 year lease from 25th March 1988
- Current Service Charge - £2,558.76 pa until 30/09/2025
- Ground Rent - £240 pa - next increase 1st April 2038

Guide Price **£90,000**

Leasehold

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.

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.

MATERIAL INFORMATION

Mains electric, water and drainage.
Electric heating.

Broadband - Superfast broadband is available.

Mobile phone network coverage is likely outside on most major networks, limited connection available inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: B

The property lies within a conservation area.

LEASE INFORMATION

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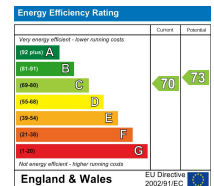
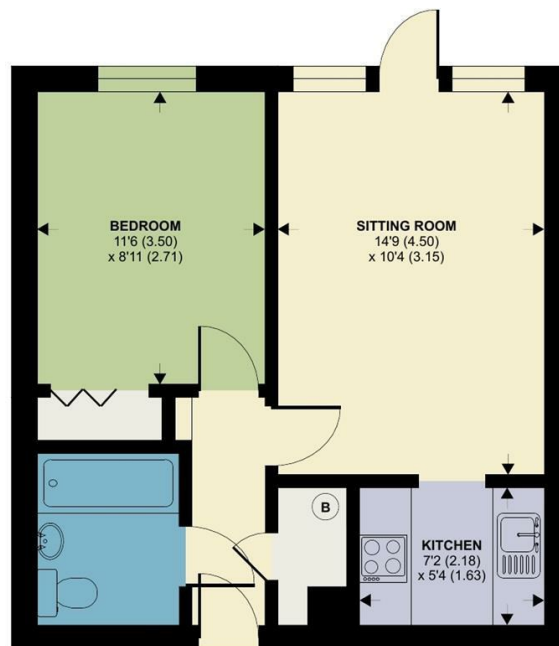
DIRECTIONS

What3words - ///empires.reheat.galloped

Hillbrook Court, Acreman Street, Sherborne

Approximate Area = 406 sq ft / 37.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Symonds & Sampson. REF: 994455



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