



40 Raleigh Court, Long Street, Sherborne, Dorset

A two bedroom 2nd floor apartment in a popular over 60s complex in the centre of Sherborne.

Guide Price **£100,000**

Leasehold

Symonds
& Sampson

ESTABLISHED 1858

40 Raleigh Court

40 Raleigh Court, Long Street, Sherborne, Dorset,
DT9 3EQ

Two double bedrooms

Bright sitting room

Managed over 60s complex

Pull cord assistance system

Communal facilities

Central location with nearby amenities

Accommodation

Please see floor plan.

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





The Property

A two bedroom second floor apartment located within a favoured over 60s managed complex in the centre of Sherborne. The property has the benefit of lift access, an onsite house manager and a 24 hour emergency Careline response system.

The front door of the property brings you to the entrance hallway with a cloaks cupboard, careline alarm and an airing cupboard housing the hot water cylinder.

The sitting room is lovely and bright with double glazed windows to the rear and side, an electric radiator and wall lights.

Both bedrooms have double glazed windows and bedroom one benefits from having a fitted wardrobe.

A kitchen is fitted with wall, base and drawer units, a stainless steel sink with a mixer tap and drainer, four ring electric hob,

and an electric oven. There is space / plumbing for a fridge and washing machine.

The bathroom comprises a walk in shower unit, WC, hand wash basin with vanity under, extractor fan and heated towel rail.

Situation

Raleigh Court is in an excellent location positioned in the centre of Sherborne within just a few minutes' walk to the nearest shops and supermarket. Communication links to the town are also excellent, with the A303 and the A37 within easy reach, the main line train station which runs directly to London Waterloo in just over two hours is also a short walk away.

Directions

From our office on Half Moon Street, head North East towards South Street, turn left onto Long Street then continue along this road until you reach Culverhayes car park, turn right into the car park then turn left into Raleigh Court.

Our viewing representative will meet you at the entrance of Raleigh Court.

Services

Mains electricity, water, and drainage
Leasehold: 964 years remaining
Service Charge: £4,190.77 per annum
Ground rent: Peppercorn

Council Tax Band: C
EPC: C

AWW/04/01/2023



Raleigh Court Long Street, Sherborne, Dorset

Approximate Area = 531 sq ft / 49.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2022. Produced for Symonds & Sampson. REF: 924856



01935 814488

Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street, Sherborne, Dorset, DT9 3LN

sherborne@symondsandsampson.co.uk
www.symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

