

# Rolfe East



## Mulberry House, Sherborne, DT9 6FH

Guide Price £197,000

- SIMPLY STUNNING LUXURY FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS.
- FANTASTIC ON-SITE AMENITIES INCLUDING BISTRO, RESIDENTS LOUNGE & MUCH MORE.
- 55% SHARED OWNERSHIP.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- PRIVATE SOUTH-FACING BALCONY AREA.
- POTENTIAL FOR RENTED ALLOCATED PARKING SPACE.
- UNDERFLOOR HEATING AND DOUBLE GLAZING.
- FOR THOSE OVER THE AGE OF 55 YEARS.
- VISITORS PARKING FACILITY.
- HIGH END KITCHEN, APPLIANCES AND BATHROOMS.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>



# Flat 43 Mulberry House, Sherborne DT9 6FH

SEEKING PERFECTION AND THE ULTIMATE RETIREMENT LIFESTYLE? LOOK NO FURTHER! Flat 43 Mulberry House is a simply superb, first floor apartment situated in the coveted Platinum Skies development near Bradford Road. The property is for those over the age of 55 years. This contemporary apartment boasts a tasteful, 'high end' finish with NEFF kitchen appliances and bathrooms featuring Hansgrohe and Villeroy & Boch plus a lovely south-facing balcony with views over woodland beyond neighbouring properties. The property boasts uPVC double glazing and underfloor heating throughout. The owners currently rent a parking space and there is ample visitors parking. The open-plan accommodation (772 square feet) enjoys a good level of natural light and comprises entrance reception hall, open-plan sitting room / dining room and kitchen, master bedroom with dressing area and en-suite shower room, second double bedroom and guest bathroom. The property comes with access and use of all the on-site amenities that Platinum Skies offers plus related lifestyle. These on-site amenities include bistro restaurant / coffee shop, on-site community manager, manicured gardens, residents lounge area, treatments room and electric car charging points. Nearby countryside is only a short walk away. It is only a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also is a short walk to the mainline railway station making London Waterloo in just over two hours. This property is ideal for mature couples and singles looking for somewhere pleasant to settle in this exceptional area. The property is available with a 55% share. The owners are subject to rental costs for the remaining 45% share and also related service charges. The yearly service charge is currently £3805.77 per annum.



Council Tax Band: D



Timber effect front door (fire door) leads to entrance reception hall. inset ceiling lighting.

Entrance Reception Hall – 8'7 Maximum x 11'3 Maximum

A generous greeting area providing a heart to the home, inset ceiling lighting, underfloor heating, door leads to hall cupboard housing meters, further door leads to utility cupboard with wall mounted shelving, electric light and power, Bosch washer dryer, telephone point, oak effect doors lead off the entrance reception hall to the main rooms.

Open-plan sitting room / kitchen – 20'11 Maximum x 20'2 Maximum

An impressive, beautifully presented open-plan living space, currently arranged in three areas.

Sitting Room Area – large feature multi pane double glazed window to the side, enjoying a sunny south facing aspect with views across neighbouring properties to trees beyond, underfloor heating, inset ceiling lighting.

Dining Room Area – uPVC double glazed double French doors open on to the balcony and enjoy a sunny south facing aspect, inset ceiling lighting, entrance to kitchen area.

Kitchen Area – An extensive range of bespoke contemporary kitchen units comprising quartz work surface and surrounds, inset stainless steel one and a half sink bowl, mixer tap over, inset electric induction NEFF hob, a range of drawers and cupboards under, integrated Bosch dishwasher, built in eye level stainless steel NEFF oven with grill and microwave, integrated fridge and freezer, a range of matching wall mounted cupboards, under unit lighting, stainless steel NEFF cooker hood extractor fan, quartz splashback, inset ceiling lighting, stone effect feature floor tiles,

uPVC double glazed double doors open from the dining area on to the balcony.

Balcony – 19'1 Maximum x 4'9 Maximum

A superb undercover seating area on the first floor with outside lighting, outside power point, wrought iron railings, this outdoor seating area enjoys a sunny southerly aspect, views across neighbouring properties to countryside beyond, timber effect decked flooring.

Doors lead off the entrance hall to further rooms.

Master Bedroom – 18'3 Maximum x 9'5 Maximum

A generous double bedroom, uPVC double glazed window to the side enjoying south facing views across neighbouring properties to countryside beyond, underfloor heating, TV point, fitted wardrobes in dressing area, oak effect door leads to en-suite shower room.

En-suite Shower Room – 7'7 Maximum x 5'10 Maximum

A luxury white suite comprising, fitted low level WC, wash basin over storage drawers with mixer tap over, walk-in double sized glazed shower cubicle with wall mounted mains rain shower and handheld shower, large wall mounted mirror, shaver point, tiled walls and floor, chrome heated towel rail, inset ceiling lighting, extractor fan.

Bedroom Two – 11'4 Maximum x 8'11 Maximum

A second double bedroom, uPVC double glazed window to the side enjoying a sunny southerly aspect, underfloor heating, TV point, telephone point.

### Family Bathroom – 7'7 Maximum x 6'6 Maximum

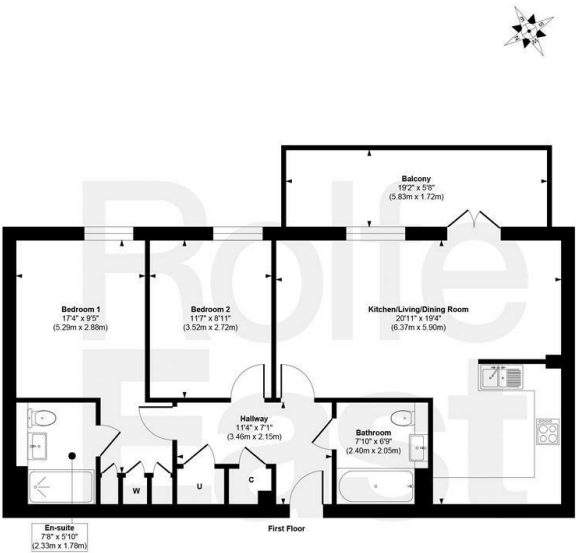
A luxury white suite comprising low level WC, wash basin in tiled work surface, panelled bath with glazed shower screen, wall mounted mains shower over, chrome heated towel rail, tiled walls and floor, mirrored bathroom cabinet, inset ceiling lighting, extractor fan.







Mulberry House, DT9



Approx. Gross Internal Floor Area 772 sq. ft / 71.80 sq. m  
© 2023 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to the property. That may be relied on them. Produced by Elements Property



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

D

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 85      | 85        |
| (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                     |         |           |