

for sale

offers in excess of **£120,000**



Kings Court Quarr Lane Sherborne DT9 4HT

Connells are pleased to offer to the market this two bedroom first floor apartment situated in the sought after town of Sherborne with lounge, kitchen, two bedrooms and bathroom. One allocated parking space with the property.



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Entrance Hall

Door to the stairwell, panel heater and access to the loft.

Lounge

13' 8" x 11' 7" (4.17m x 3.53m)

Double glazed window to the front, telephone point, television aerial socket and a night storage heater.

Kitchen

13' 8" x 7' 3" (4.17m x 2.21m)

Double glazed window to the front and side, wall and base units, work surfaces, wall cupboard housing the electric consumer unit, stainless steel sink and drainer, integrated electric oven and hob, integrated fridge/freezer and plumbing for a washing machine.



Bedroom One

10' 5" x 8' 3" (3.17m x 2.51m)
Double glazed window to the rear and a panel heater.

Bedroom Two

8' 6" x 6' 8" plus door recess (2.59m x 2.03m plus door recess)
Double glazed window to the rear and a panel heater.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)
Double glazed window to the side, bath with a shower over, WC, wash hand basin and a panel heater.

Parking

Allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR303368 - 0004

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/SHR303368

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Feb 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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