

for sale

offers in excess of **£270,000**



Greenhill Court Greenhill Sherborne DT9 4EP

A charming Grade II listed apartment in the heart of Sherborne. With high ceilings and character features and an allocated parking space this is a property not to be missed. Contact us today to arrange a viewing.



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Entrance Hall

Wooden door to the front, radiator and a floor cupboard housing the electric meter and consumer unit.

Lounge

16' 8" max x 16' 4" max (5.08m max x 4.98m max)

Sash window to the front with shutters, electric wood effect stove and two radiators.

Kitchen

11' 4" max x 11' 3" max (3.45m max x 3.43m max)

Sash window with shutters, stable door, fitted kitchen with wall and base units, electric oven and gas hob, integrated washing machine and dishwasher, space for a fridge/freezer, stainless steel sink and drainer and a cupboard housing the gas meter and a water softener.



Bedroom One

16' 8" x 12' max (5.08m x 3.66m max)

Sash window and two radiators.

Bedroom Two

10' 8" max x 8' 4" max (3.25m max x 2.54m max)

Single glazed window to the rear and a radiator.

Bathroom

8' max x 6' 8" (2.44m max x 2.03m)

Double glazed window to the rear, shower cubicle, WC and wash hand basin with vanity unit.

Parking

One allocated parking space with the property. The sellers have agreed with the Landlord for a parking space to be allocated and a deed of easement is being finalised.

Agents Note

The owner of 1 Greenhill Court is the landlord for a garage. The Garage remains subleased for 980 years with the exterior maintenance covered by Greenhill Court Management Company insurance (internal maintenance being the responsibility of the tenant).

The legal right to park (agreed and undisputed by directors) is currently going through formalisation with solicitors working on behalf of the Management Company.





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: SHR306515 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: £1897.96

Ground Rent: Included in the service charge

view this property online connells.co.uk/Property/SHR306515

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Mar 2006. 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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