



Connells

The Stables
Puddletown Dorchester



Property Description

Situated within the sought after over 55's prestigious development of The Stables is a spacious first floor apartment which must be viewed to appreciate all it has to offer consisting of a light and airy dual aspect lounge with double doors opening on to a pleasant dining room with doors leading to the communal landing and hall plus there is a door leading into a plentiful fitted kitchen hosting a wide variety of cupboards, drawers and integrated appliances for ease. From the hall there are doors leading to a generous master bedroom which benefits an ensuite cloakroom and fitted wardrobes, bedroom two and the bathroom all of a reasonable and comfortable size.

This peaceful apartment has the added bonus of a garage with an electric up and over door located in a separate block with access to beautiful, extensive communal gardens and seating areas whilst offering no onward chain to suit many a buyer.

The Walpole Court complex was built in 1984-5 on the site of the attractive stables and walled gardens of Illesington House. The complex is named after Robert Walpole, son of Britain's first prime minister, who acquired the estate in 1724. The grounds have been beautifully maintained with various garden areas in which to socialise, with the added attraction of a residents' garden room with power.

Communal Hall

A communal door leads into the hallway for access to Flats 6 & 7 only with fitted carpet and stairs to the landing with a stairlift.

Dining Room

13' 1" x 10' 2" (3.99m x 3.10m)

The front door leads from the communal hall to the dining room with a single glazed window with secondary glazing to the side aspect, a telephone point, 3 double electrical sockets, a night storage heater and fitted carpet. Doors lead to the kitchen and the inner hallway and a pair of double doors lead into the lounge.

Lounge

15' 9" x 14' 6" (4.80m x 4.42m)

Double doors lead into the lounge from the dining room, single glazed windows with secondary glazing are to the front and side aspects, there is a night storage heater, fitted carpet, fitted shelving within an alcove, a feature fireplace with an electric woodburner and 4 double electrical sockets.



Kitchen

9' 3" x 7' 8" (2.82m x 2.34m)

A door from the dining room leads into the fitted kitchen with a range of wall, base and drawer units with worksurfaces over, a stainless steel sink and drainer, tiled splashbacks, an integrated Bosch electric oven and an electric hob with a cookerhood over, tiled flooring and low level electric heater, an integrated washing machine and fridge freezer, high ceiling spot lights, 4 double electrical sockets and 2 single sockets and with a single glazed window to the side aspect with secondary glazing.

Hallway

The internal hallway has fitted carpets, access to the loft, a night storage heater, a generous airing cupboard with the hot water tank and slatted shelving and doors which lead to the dining room, the bathroom and bedrooms 1 and 2.

Bedroom 1

17' 10" x 11' 11" (5.44m x 3.63m)

A door leads from the hallway into bedroom 1 with fitted carpet, dual aspect single glazed windows with secondary glazing to both sides, a three door built in wardrobe with hanging rail and shelving, four double electric sockets, a single electric socket and with a door leading to the ensuite cloakroom.

En Suite Cloakroom

A door leads from bedroom 1 into the part tiled ensuite cloakroom with a WC, a wash hand basin with a cupboard below, fitted carpet, spotlights and an electric wall heater.

Bedroom 2

9' x 7' 8" (2.74m x 2.34m)

A door leads from the hallway into bedroom 2 with a single glazed window with secondary glazing to the side aspect, a night storage heater, a three door built in wardrobe with shelving, a telephone point and three double electrical sockets.

Bathroom

A door leads from the hallway into the bathroom with a single glazed window with secondary glazing to the side aspect, a WC, a wash hand basin with a cupboard below, a tiled floor, an electric wall heater, an extractor fan, a heated towel rail, a bath and spotlights.

Garage

From the entrance arch, a shared gravelled drive leads to a numbered garage with power, light and an automated up and over garage door.

Communal Space

The property is centred around an attractive courtyard setting built in 1985 on the site of the former stable and walled garden of the 17th century Ilington house. The grounds also include a pergola garden and a landscaped lower garden with a garden room which is used for social events and monthly activities. There is a laundry room on site and guest accommodation in a guest suite.

Agents Note

Management Services are provided by Cognatum Estates, a not for profit organisation, with estate managers who live on site and are responsible for the day to day management of the estate. The estate managers and the two relief managers provide support and help to residents when needed all year round.

Once a sale is agreed and Cognatum Estate have received a memorandum of sale from your solicitor, Cognatum Estate would provide a lease pack containing all the relevant documentation allowing the sale to progress. The charge for this is £600 including VAT, which is payable upon completion of the sale. Cognatum Estates also charges £120 including VAT for the Notice of Transfer (a cost usually borne by the purchaser). There is also a cost payable to Cognatum Estate solicitors for the Deed of Covenant and Licence to Assign documentation; this cost is currently £420 including VAT.

An annual service charge is payable - please contact branch for more details.









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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3 High West Street
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EPC Rating:
 Exempt

Council Tax
 Band: E

Service Charge:
 6816.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308935

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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