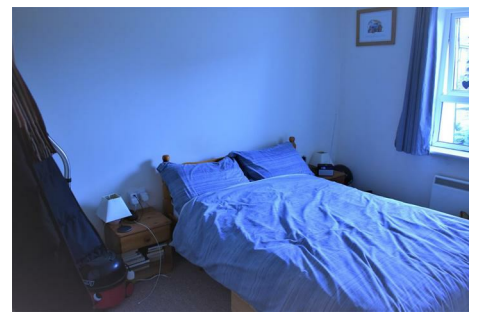




CHAFFERS
ESTATE AGENTS



Bath Road

, Sturminster Newton, DT10 1DU

A first floor retirement apartment in this favoured block being offered for sale with no forward chain. Suit an active single person, couple, or perfect investment opportunity as tenant currently in residence

Asking Price £79,950 Leasehold

Council Tax Band: A

Bath Road

, Sturminster Newton, DT10 1DU



- First Floor Retirement Apartment
- Double Bedroom
- Communal Lounge
- No Forward Chain
- Over 55 age restriction
- Bathroom & Kitchen
- Communal Gardens
- Sitting Room
- Electric Heating & Double Glazing
- Guest Suite Availability

DESCRIPTION

A one bedroom first floor flat located in the popular development of Reddleman House. The property is part of an age restricted development of over 55's. The property is entered via the hallway, which leads to the open plan living area. The sitting room has a window to the rear, and an archway into the kitchen. The kitchen is fitted with wall and base units, an electric oven with hob, and a sink with a drainer. There is a double bedroom with a window to the rear aspect. The bathroom is fitted with a modern suite comprising a panelled bath, low level WC and pedestal hand wash basin. The flat also benefits from the facilities of the development which include a communal lounge with a kitchenette, a communal garden and parking at the front of the building.

LOCATION:

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principal towns, standing halfway between Blandford Forum and Sherborne in a most delightful setting on the banks of the River Stour and in the heart of the beautiful Blackmore Vale. There are a wide range of Shops, a Primary School and a Secondary School, Church, Medical Centre and Health Clinic, NHS Dentist, Private Dentist and a modern Leisure Centre. The Exchange is an award winning multi-purpose building offering a community/arts centre. Coarse fishing in the River Stour. Blandford 9 miles, Sherborne 12, Yeovil 17, Dorchester 20, Bournemouth and the South Coast 27 miles. Gillingham 10 miles has a mainline railway station. The A30 is 8 miles and the A303 approximately 15 miles.

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.
Council Authority: Dorset Council - Tel: 0345 034 4569
Council Tax Band: A
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.
Energy Performance Certificate: Rated: C
Length of Lease: 77 years
Service Charge: £1,684 P.A.
Ground Rent: £200 P.A.



Directions

From our office in the centre of town, proceed up to the Bath Road, through the traffic lights and past the Library. Reddleman House can be located on the right hand side and identified by our for sale sign



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Market Place, Sturminster Newton, Dorset, DT10 1AS

Tel: 01258 473900 Email: sturminster@chaffersstateagents.co.uk www.chaffersstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(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	