



# CHAFFERS

ESTATE AGENTS



## Flat 22, Reddleman House Bath Road , Sturminster Newton, DT10 1DU

Reddleman House is a managed, age restricted block, located in the popular town of Sturminster Newton, this pretty market town is in the hub of the Blackmore Vale with a picturesque water mill on the River Stour. The facilities at Reddleman House include a development manager, careline alarm service, lift, lounge, guest suite facilities, communal garden, parking and a secure entry phone system, ensuring you have everything you need to feel right at home! This lovely second floor flat is finished to a good standard and is ready to move into.

**Asking Price £75,000 Leasehold**

**Council Tax Band: A**

# Flat 22, Reddleman House Bath Road , Sturminster Newton, DT10 1DU



- No Forward Chain
- Short Walk to Amenities
- Age Restricted, Managed Flats, (Over 55)
- Communal Lounge & Kitchenette
- Close to Doctors & Dentist Practices
- Residents Parking
- Active Community

## Description

A one bedroom first floor flat located in the popular Reddleman House retirement development. The accommodation comprises an entrance hall, kitchen, lounge/diner, one double bedroom and a bathroom. Reddleman House offers communal gardens, communal lounge with kitchenette, and a part time manager, between 10am and 1pm. There is a staircase and lift access to the first floor.

Sturminster Newton is an interesting Old Market Town and is the most centrally sited of North Dorset's five principle 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 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 and 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

Services: Mains Water, Electricity & Drainage.

Council Authority: North Dorset District Council

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.

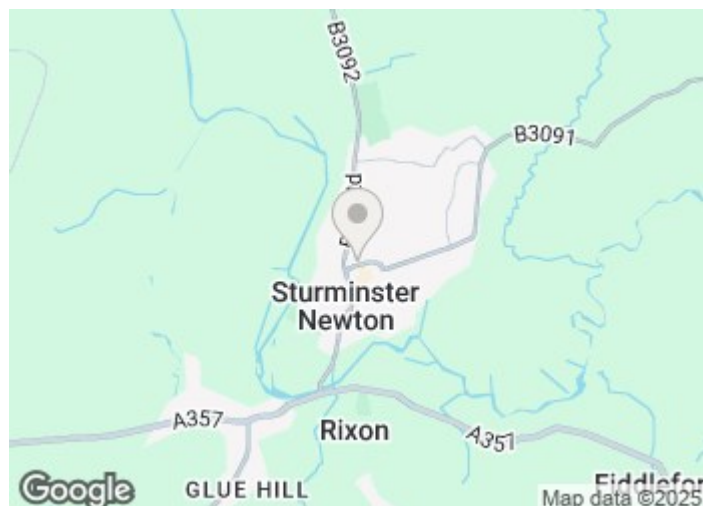
Agent's Notes: Fitted carpets as seen are included in the sale.

Energy Performance Certificate:

Rated: B ~ View at [www.chaffersestateagents.co.uk](http://www.chaffersestateagents.co.uk)

Ground Rent: £200 P.A.

Service Charge: £1,555 P.A. which includes water bills and buildings insurance.

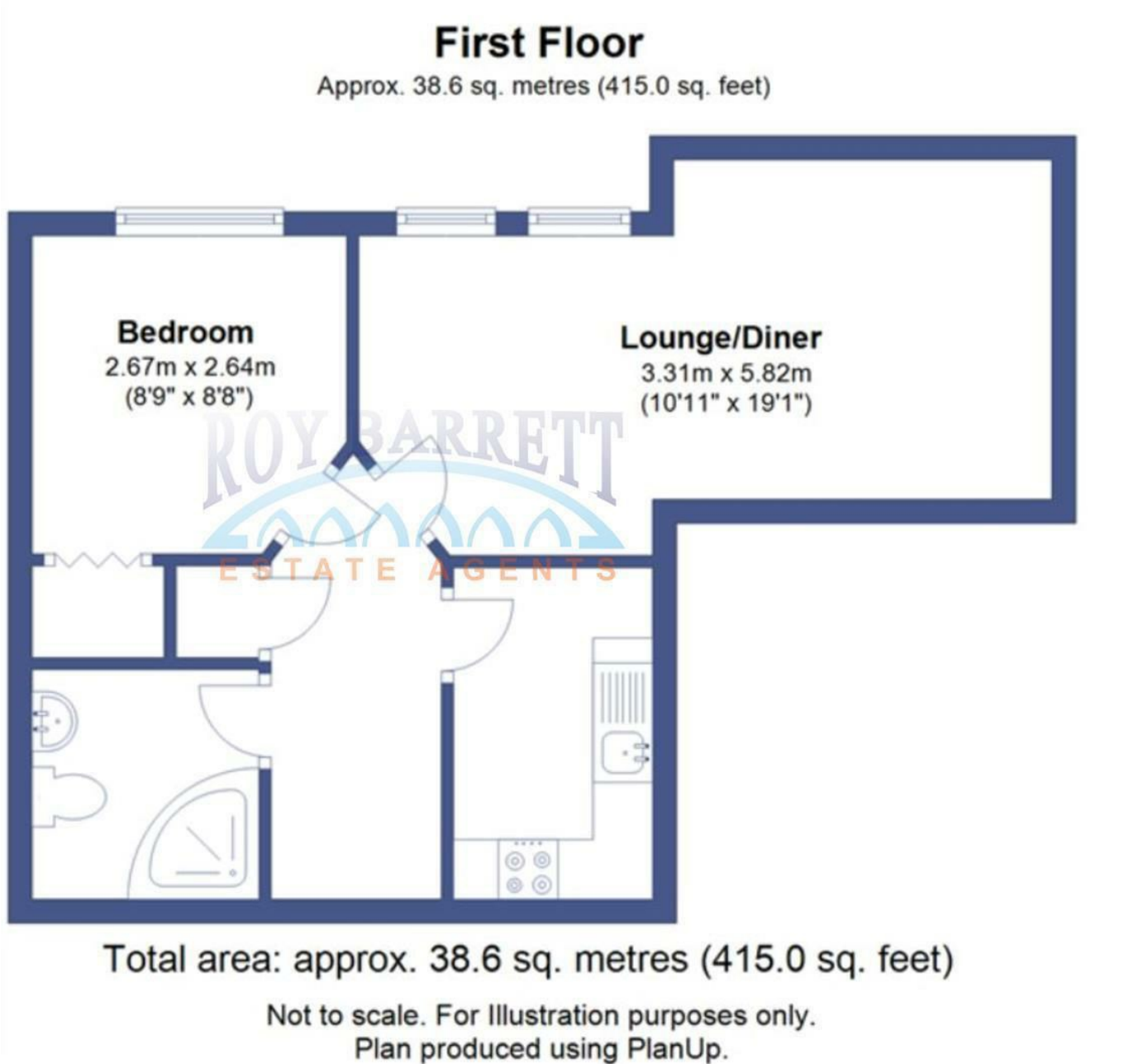


## Directions





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	78	82
England & Wales		
EU Directive 2002/91/EC		