



CHAFFERS
ESTATE AGENTS



41 North Fields

, Sturminster Newton, DT10 1FD

A fantastic opportunity to acquire a modern first-floor apartment. This well-designed property offers a lease with more than 900 years remaining and features two generously sized bedrooms complimented by an open plan living space. No Chain. Allocated parking.

Asking Price £130,000 Leasehold

Council Tax Band: B

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- 999 years from 1 January 2005
- Annual Service Charge £1080
- Annual Ground Rent £125
- Top Floor apartment
- Allocated parking space
- Convenient location
- Tenants in Situ

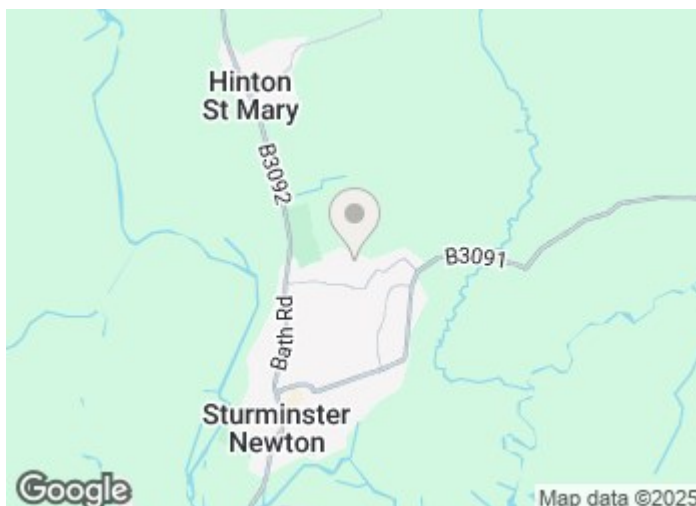
Description:

A fantastic opportunity to acquire a modern first-floor apartment. This well-designed property offers a lease with more than 900 years remaining and features two generously sized bedrooms complimented by an open plan living space.

Offering a bright and contemporary open-plan living space, this stylish apartment is ideal for first-time buyers, investors seeking a rental opportunity as there are currently tenants in situ. Additional benefits include uPVC double glazing and gas-fired central heating. This property has been maintained as a rental property should be and will offer the supporting paperwork which is to be expected.

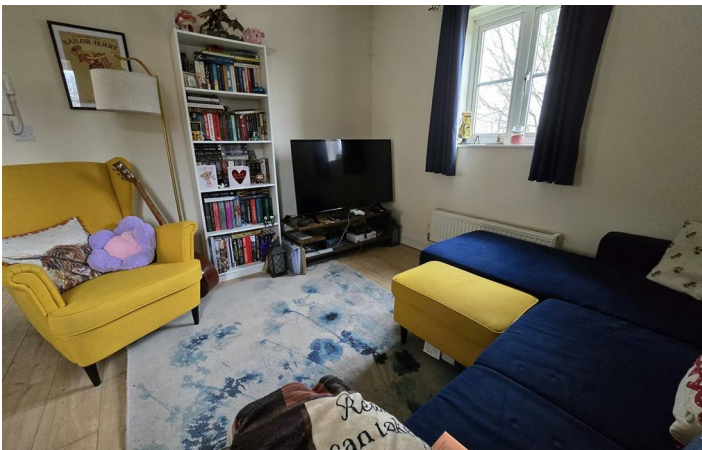
This home is situated in a sought-after residential area within walking distance of local amenities, including a leisure centre, schools for all ages, and picturesque countryside walks. The town centre is also easily accessible.

With well-proportioned rooms and a desirable location, this home must be viewed to be fully appreciated. Early viewing is highly recommended to secure this fantastic property.

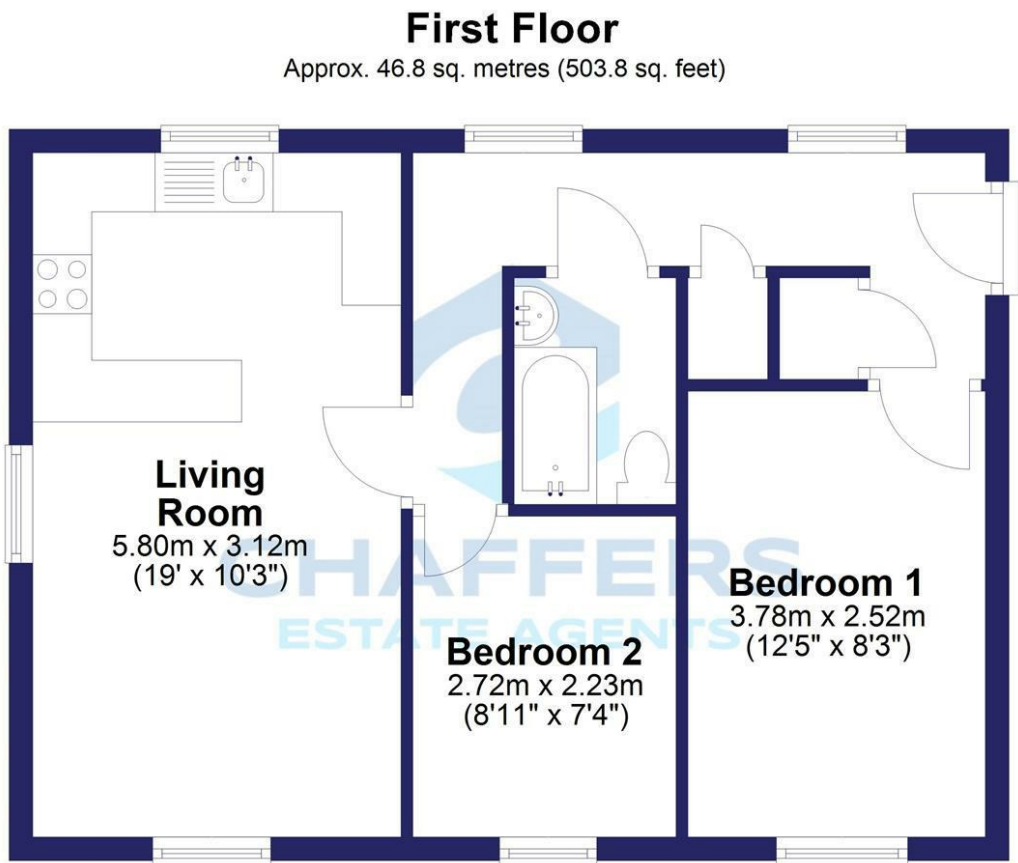


Directions

41, North Fields Sturminster Newton, DT10 1FD
What3Words ///devoured.hinders.jaws



Floor Plan



Total area: approx. 46.8 sq. metres (503.8 sq. feet)

Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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.

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

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