



**Mulberry House, Canon Woods Close, Sherborne, DT9 6FH**

***welcome to***

**Mulberry House, Canon Woods Close, Sherborne**

**\*\*50% Shared Ownership\*\*** A rare opportunity to purchase this fantastic one bedroom retirement apartment within the prestigious Platinum Skies Development in Sherborne. The accommodation is presented in immaculate decorative order and boasting a wealth of space and natural light throughout.



### Communal Entrance

Secure doors with telecom entry system. Lift and stairs to all floors. The apartment can be found on the ground floor.

### Apartment Entrance

Door to the front with secure telecom entry system. Utility cupboard with plumbing for washing machine. Additional storage cupboard. Individually controlled under floor heating.

### Living Area

16' 2" max x 10' 10" max ( 4.93m max x 3.30m max )  
A lovely light room with two double glazed windows overlooking the gardens. Aerial and telephone points. Inset spotlights to the ceiling. Individually controlled under floor heating. Opening into:

### Fitted Kitchen Area

10' 6" x 9' 1" ( 3.20m x 2.77m )  
A stunning kitchen with a range of fitted wall, base and drawer units, Quartz work surface over and under unit lighting. Inset single bowl sink with mixer tap. Integrated ceramic Neff hob with cooker hood over. Integrated eye level double Neff oven. Further integrated appliances to include dishwasher and fridge/freezer. Inset spotlights to the ceiling. Tiled flooring with under floor heating.

### Bedroom

12' 6" x 10' 8" ( 3.81m x 3.25m )  
Double glazed window overlooking the gardens. Fitted wardrobe. Space for free standing furniture. Aerial point. Individually controlled under floor heating.

### Shower Room

Impressive fully tiled suite comprising walk in double shower cubicle with waterfall shower head and separate attachment, ash hand basin and WC. Fitted light up mirror front cabinet. Automatic courtesy lighting. Individually controlled under floor heating. Towel radiator.

### Communal Facilities

The complex offers a vibrant community with a full-time community manager who organises a wealth of activities, from book clubs and art classes to coffee mornings and gardening clubs. The on site facilities include an on-site bistro, homeowner lounge and a neighbouring boutique hotel and spa for visiting family and friends.



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](http://www.focalagent.com)



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## **Mulberry House Canon Woods Close, Sherborne**

- 50% Shared Ownership
- Elegant Ground Floor Apartment
- Double Bedroom
- Under Floor Heating
- Access to Bistro Restaurant, Owners Lounge & Grounds

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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