

Symonds
& Sampson



Flat 3 Crown Inn

High Street, Stalbridge, Sturminster Newton, Dorset

Flat 3 Crown Inn

High Street
Stalbridge
Sturminster Newton
Dorset DT10 2LL

A stunning first floor apartment with beautifully proportioned large rooms in an excellent High Street location.

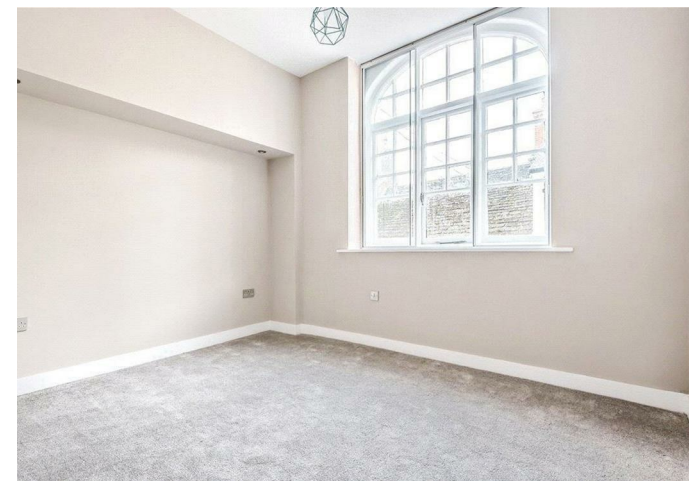


- Beautifully converted first floor apartment
- High quality fixtures, fittings and carpets
 - Luxury bath / shower rooms
 - Good sized kitchen / dining room
 - Two double bedrooms
 - Lovely proportioned rooms
- Excellent ceiling heights and large windows
 - High Street location close to shops

Guide Price £215,000

Leasehold

Sturminster Sales
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THE DWELLING

The apartment is a fantastic conversion of the historic Crown Inn and is situated on the first floor of the building. The accommodation is extremely light and bright with the lovely rooms having excellent ceiling heights and original large windows to the front ensuring plenty of light. The apartment has been finished to an extremely high standard with quality fixtures, fittings and carpets throughout.

From the communal ground floor stairs lead to the first floor with a door opening into a large central hall. The sitting room and two double bedrooms are at the front of the building, and all have lovely large original windows and high ceilings. The kitchen / breakfast room is off the sitting room and has an excellent range of wall mounted and floor standing units with electric oven and grill, induction hob, extractor above, fridge/freezer and washing machine.

A door to the rear gives access to the roof of the apartment below and is a fire escape only. The bathroom is beautifully finished with part tiled walls, bath with shower over, wash hand basin and WC and the master bedroom has fantastic ensuite with oversized shower in tiled cubicle.

ACCOMMODATION

See floorplan but in brief comprises:

Hall, Kitchen / breakfast room, Sitting room, 2 Double bedrooms, 2 Bath / shower rooms (one ensuite).

OUTSIDE

Shared communal area to the rear.

SITUATION

The flat occupies a great location on the High Street and is within easy walking distance of all the shops and amenities the town provides.

Stalbridge is North Dorset's smallest town and has a busy traditional High Street with many shops and businesses including post office, pub, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school.

Both Sturminster Newton and Sherborne are within easy driving distance being 6 and 8 miles respectively.

DIRECTIONS

The former Crown Inn is situated in the centre of the town opposite the butcher's shop. Park in station road or in the library car park.

SERVICES

Mains water, electricity and drainage are connected to the property. Electric heating.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by EE Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: A

Rights of Way - ROW over land to access rear of the building.

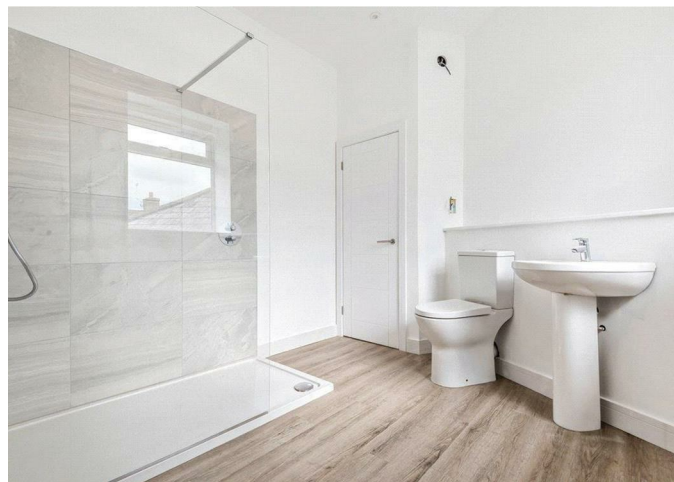
Agents Note: Photos from 2021

Lease: 999 years from 7/10/2021 (995 years remaining).

Service Charge: £60 a month to The Crown (Stalbridge) Management Company.

Ground Rent: None

Building Insurance: Currently with Jensten Underwriting Property Owners £868.12 for the year, shared between the four flats, next due August 2025.



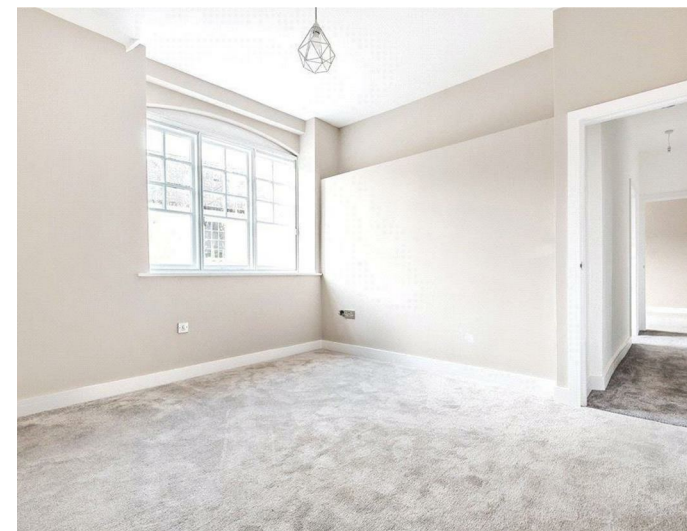
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APPROX. GROSS INTERNAL FLOOR AREA 784 SQ FT 72.8 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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