



Symonds
& Sampson

Old Station Court

Station Road, Sturminster Newton, Dorset

3, Old Station

Court

Station Road
Sturminster Newton
Dorset DT10 1BD

A modern second floor apartment conveniently located within the heart of Sturminster Newton town centre.



- Unfurnished
- Long term let
- Available immediately
- Situated in the heart of Sturminster Newton
 - En suite to master bedroom
 - Allocated parking space

£795 Per Month

Sturminster Lettings
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A modern second floor apartment conveniently located within the heart of Sturminster Newton town centre.

Available immediately for an initial 12-month tenancy. Unsuitable for pets.

3 Old Station Court comprises of a generous open plan kitchen/sitting room, good sized master bedroom with en-suite shower room, second bedroom and separate bathroom with storage cupboard.

The property benefits from gas central heating, double glazing, telephone entry system and one allocated parking space.

Rent - £795 per calendar month / £183 per week

Holding Deposit - £183

Security Deposit - £917

Council Tax Band - B

EPC Band - C

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, mains drainage, mains gas and mains electricity. There is mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property is of a brick build under a tiled roof and will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

SITUATION

Sturminster Newton is a market town which has a wide range of facilities including churches, primary and secondary schools, a supermarket, doctor's surgery and a range of excellent shops including a delicatessen/butcher, electrical shop and the renowned Harts emporium, as well as banks, pubs and the Swan Hotel in the square.

DIRECTIONS

what3words.com/maker.mysteries.crossword

From our office in Sturminster Newton turn right at the traffic lights signposted to Shaftesbury, second set of traffic lights right and turn immediately left into Hanson's Car park and the property is located on the left.



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



Sturminster Newton/LM/November25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT