

# 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 immediatley
- 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 FPC 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**

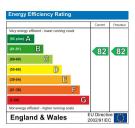
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From our office in Sturminster Newton turn right at the traffic lights signposted to Shaftesbury, second set of traffic lights right and turn immediately left into Hanson's Car park and the property is located on the left.











Sturminster Newton/LM/November25



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