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Hanover Court, Hogshill Street, Beaminster, Dorset

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Hanover Court Hogshill Street Beaminster Dorset DT8 3LR

This modern first-floor apartment is located within the warden-assisted Anchor Hanover development and is part of a small block of four apartments. Designed with convenience in mind, the property is light, airy, and easy to navigate, offering a range of attractive features.



- First floor apartment
 - Modern kitchen
- Stylish modern bathroom
- Spacious sitting room
- Retirement Complex
 - No onward chain
- Ground Rent - Peppercorn
- Service Charge - £313pcm
 - Lease Length : 61 Years
- LEASE EXTENSION UPON PURCHASE

Guide Price £100,000

Leasehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This modern first-floor apartment is located within the warden-assisted Anchor Hanover development and forms part of a small block of four apartments. Designed for ease of movement, the property is light, airy, and filled with thoughtful features. Key highlights include ample storage, a generously sized sitting room, a contemporary kitchen, two comfortable bedrooms, and a stylish modern shower room. An additional advantage is the inclusion of a private parking space. Conveniently situated just 300 yards from the town centre, this property offers excellent accessibility and comfort. Early viewing is highly recommended. The apartment also benefits from double glazing throughout and efficient electric heating.

ACCOMMODATION

Leading into the building is a high-security entrance door equipped with an intercom system, with stairs providing access to the upper floors.

The apartment's front door is a uPVC door located on the first floor, opening into a hallway with doors leading to all principal rooms. The kitchen is the first room on the right and features wooden base and wall units complemented by a speckled grey worktop. There is space available for a freestanding cooker, a washing machine, and a tall fridge freezer. The sitting room is a generously sized space at the front of the property, benefiting from dual-aspect windows that allow plenty of natural light. The room is carpeted for comfort.

The property offers two spacious double bedrooms, with the main bedroom including fitted wardrobes for added convenience.

Completing the accommodation is a modern shower room, which features a walk-in shower, a WC, and a wash hand basin.

OUTSIDE

There are attractive communal gardens packed with flowers and shrubs with pleasant seating areas.

Allocated covered parking space.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square with primary and secondary schools. The surrounding countryside and superb Jurassic coast, which is designated a World Heritage Site can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is a main line railway service to London (Waterloo).

DIRECTIONS

From Beaminster office proceed along Hogshill Street. Hanover Court will be found on the right-hand side just prior to the mini roundabout. Proceed into Hanover Court this property will be found towards the top on the left-hand side.

SERVICES

Mains water, electricity and drainage are connected.

Broadband

Standard and Superfast are available for connection.

Mobile Phone

Indoor - Voice and Data

EE/Three/Vodafone - all likely to receive limited coverage.

02 - Voice - likely to receive coverage.

Data - You are likely to receive limited coverage.

Outdoor - Voice and Data

EE/Three/02/Vodafone - You are likely to receive coverage.

checker.ofcom.org.uk

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band B.

MATERIAL INFORMATION

A 99 year lease was formed on 29.7.1986 - 61 years remaining.

Service Charge

There is a service charge for this property £3756.00 pa paid monthly.

Please Note:

Anchor Property Management, may contact the prospective purchasers solicitors prior to them signing a contract to purchase, as they wish to be assured that each individual purchaser can live independently in the flats as this scheme does not offer nursing facilities or home help.

Minimum Age Requirement: occupiers of these flats must be 60 years of age or above.

There are no current planning permissions in this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

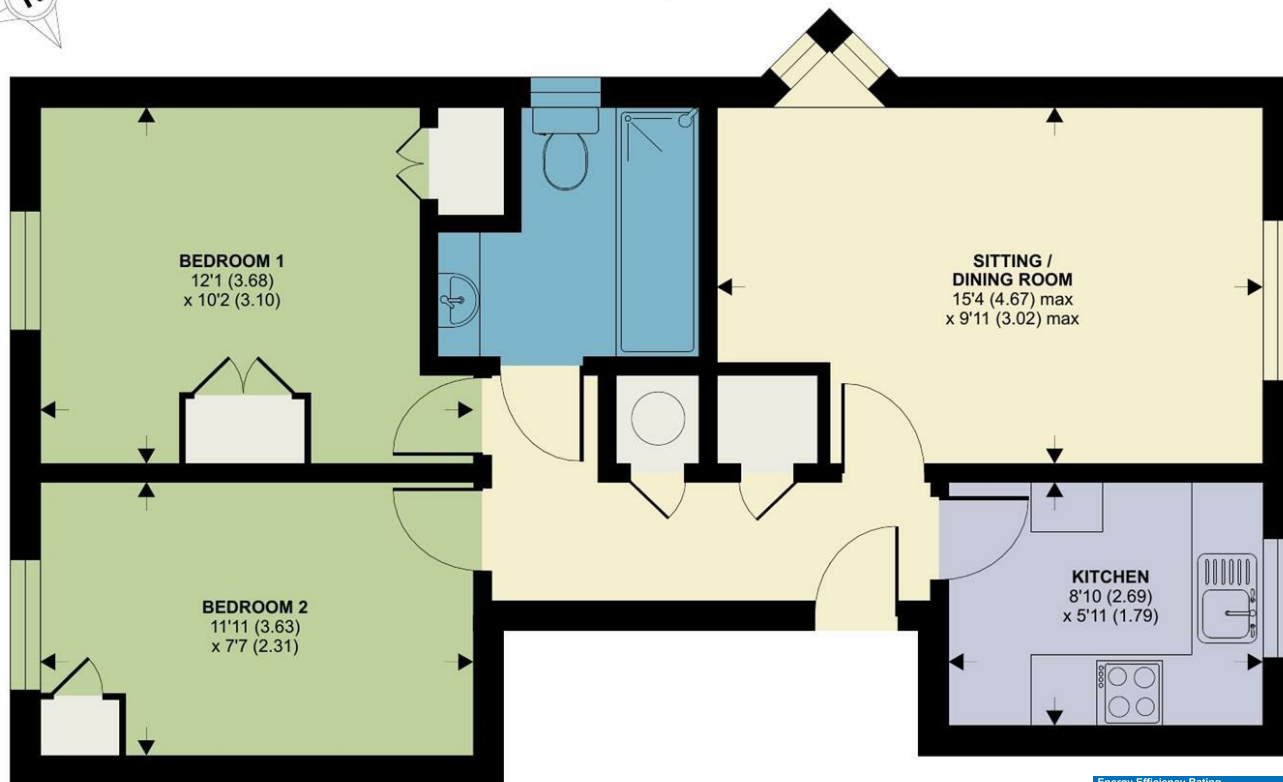
As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing www.dorsetcouncil.gov.uk



Hogshill Street, Beaminster

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



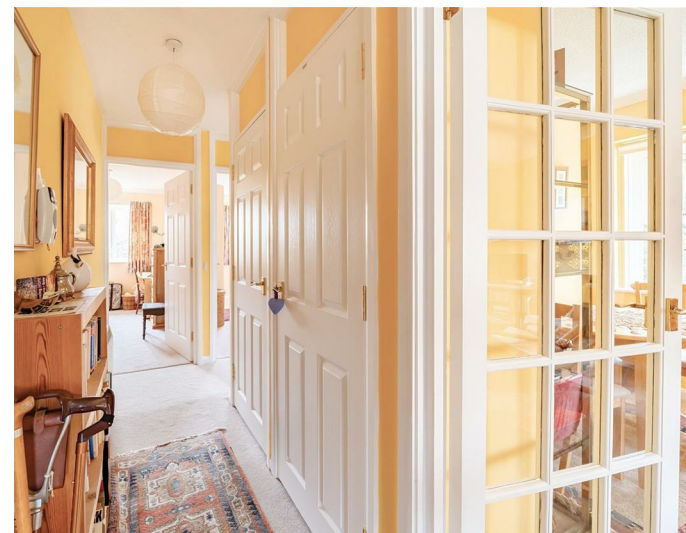
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1222009



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	72	78
	EU Directive 2002/91/EC	



BEA/3655/MED/5.12.24 amended 14.4.25



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