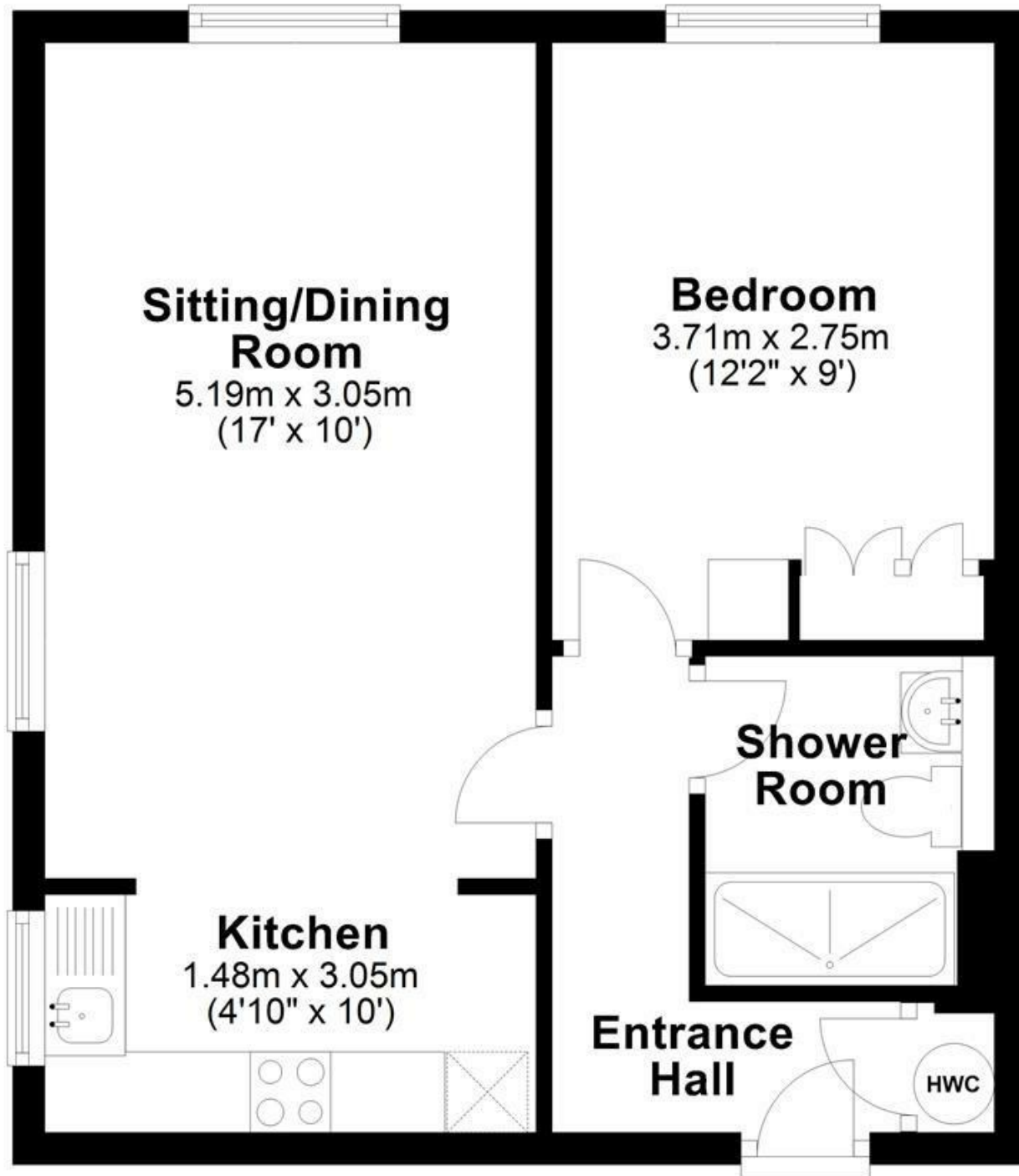


Floor Plan

Approx. 39.9 sq. metres (429.6 sq. feet)



Total area: approx. 39.9 sq. metres (429.6 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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Bath Road
Sturminster Newton

Asking Price
£120,000

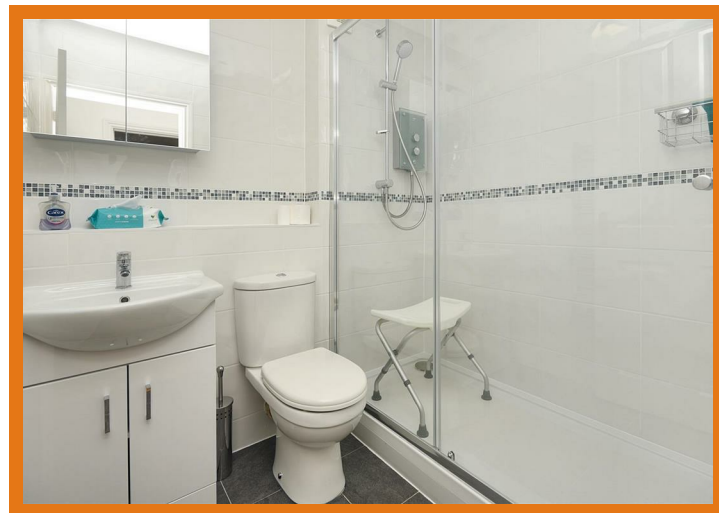
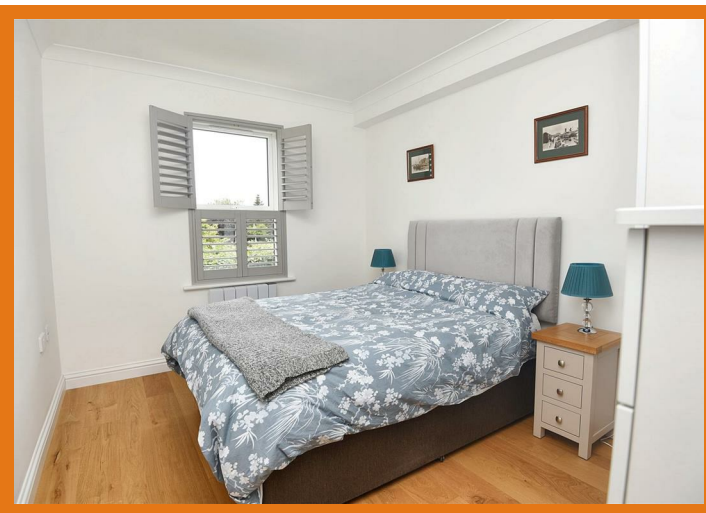
A bright and roomy ground floor apartment with one double sized bedroom with fitted wardrobes, enjoying some countryside views in the distance and offered for sale with no onward chain. The apartment is designed especially for those over 55 years of age and boasts an ideal location just a short stroll to the town centre where there is a range of independent shops and chain stores, doctor and dentist surgeries as well as a variety of entertainment venues.

The apartment benefits from uPVC double glazed windows fitted with attractive shutters, individually controlled electric radiators and practical laminate flooring laid in all rooms with the exception of the shower room, which has granite tiles. This delightful home is beautifully presented having, in recent years, had the advantage of being re-decorated throughout, the kitchen has been upgraded with up to date soft closing handleless units plus built in cooking facilities and the shower room has been fitted with a contemporary and stylish suite. The property provides comfortable accommodation, conforming to modern day trends with open plan living space where there is plenty of room for a dining table and chairs as well as sofas and armchairs for relaxing.

The complex benefits from a part time house manager, a residents lounge with kitchen area used for functions or for family gatherings, a guest suite available for overnight visitors at a nominal fee, attractive communal gardens with seating area and separate drying area and has parking, which is on a first come first served basis. The building also has a lift serving the first floor.

A viewing is strongly recommended to really appreciate the size, easy to use layout and how easily it would make a great lock up and leave UK base or as a main home for those looking for that additional support now and then.

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**The Property
Accommodation**

Inside

The property is situated on the ground floor and is accessed via the main hall and turn right, proceeding past the manager's office. A white panelled timber door with peephole opens into a welcoming entrance hall with high level cupboard housing the electric meter and consumer unit and further storage cupboard with the hot water heater. There is plenty of space for boots, shoes and coats and white panelled doors open to all rooms. The open plan living space enjoys a double aspect with windows to the side of the building with a partial rural view and to the rear, overlooking the gardens and hills in the distance. There is a feature fireplace and opening to the kitchen area. This too, enjoys an outlook to the rear and is fitted with a range of modern, soft closing handless units, consisting of floor cupboards, separate drawer unit and eye level cupboards. There is good amount of work surface with tiled splash back and stainless steel sink and drainer with a swan neck mixer tap. There is a built in electric oven and induction hob with an extractor hood above plus space for a fridge/freezer and plumbing for a washing machine. The double bedroom has an outlook to the side with a partial rural view in the distance and benefits from fitted wardrobes with hanging rails, shelves and soft closing doors plus a tall

boy. The shower room has a stylish contemporary suite consisting of vanity wash hand basin with mono tap, low level WC and large walk in shower cubicle with an electric shower and choice of rainfall or monsoon shower head. All the windows are fitted with shutters and the floor is laid to wood effect laminate with the exception of the shower room, which has granite tiles.

Outside

Parking and Gardens
The complex is accessed from Bath Road, onto a drive leading down to the main building and car parking area. There is additional parking on the gravelled area to the side of the main drive. There are neatly tended communal gardens with a seating area outside of the residents' lounge plus a separate drying area. Please note that the parking is on a first come basis.

Useful Information

- Energy Efficiency Rating C
- Council Tax Band A
- uPVC Double Glazed
- Individually Controlled Electric Radiators
- Mains Drainage
- Leasehold - See next paragraph
- No Onward Chain

Tenure and Fees and Facilities

- Term of Unexpired Lease - 99 years from 1999 - 74 years remaining
- Service Charge - £388.75 per quarter (2023)

Ground Rent - £200 per annum - payable 6 monthly (2023)
The charges have been paid for 2024 so there is no outlay until 2025

Fees include the maintenance of the grounds, lift, communal areas, exterior cleaning and buildings insurance and water rates.

Solicitors to verify the above.

Services Available -
Part time House Manager

Resident sitting room
Guest Suite for visitors
Lift available in addition to main stairs serving the first floor.

Directions

From Sturminster Newton
Leave Sturminster Heading towards Gillingham. Just after the traffic lights and before the British Legion building turn right onto the drive to the property. Postcode DT10 1DU

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.