



Total area: approx. 75.1 sq. metres (808.5 sq. feet)



Montebourg House
Sturminster Newton

£140,000

NO ONWARD CHAIN A deceptively spacious two double bedroom top floor apartment located in a great location - just a hop, skip and jump from the town centre and all facilities. The property was built in 2007 and benefits from Upvc double glazed windows and wall mounted electric heating. The property is approached over the rear car park where there is one allocated space and the main door which has an entry phone system. The communal halls boast sensor lighting, electric wall mounted heating with a lift to all floors. The apartment itself offers a good sized entrance hall, spacious sitting room, large combined kitchen and dining room with integrated appliances, two double bedrooms and the main bathroom. Viewing is highly recommended to see the potential as a first time buy or a great investment property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(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	



ACCOMMODATION

Entrance Hall

The front door opens into a good sized entrance hall. Ceiling light. Smoke detector. Access to loft space. Wall cupboard housing the electrics. Entry phone system. Wall mounted electric heater. Central heating programmer and thermostat. Power and telephone points. Airing cupboard housing hot water cylinder and fitted with slatted shelves. Doors to both bedrooms, bathroom and the:-

Sitting Room

5.82m x 4.44m (19' 1" x 14' 7") approximately. Irregular shaped room. Velux window to the front and window with Georgian bar to the front. Ceiling lights. One wall mounted electric heaters. Power, telephone and television points. Opening to the:-

Kitchen/Dining Room

5.21m x 2.92m (17' 1" x 9' 7")

Window to the rear with roof top views. Inset spot lights. Wall mounted electric heater. Kitchen area fitted with a range of units consisting of floor cupboards with drawer, bottle rack and eye level cupboards. Good amount of work surfaces. Mosaic style part tiled walls. One and half bowl stainless steel sink with mixer tap. Built in electric oven and hob with extractor hood above. Integrated washing machine, dishwasher and fridge/freezer. Tile effect vinyl flooring.

Bedroom One

4.04m x 3.05m (13' 3" x 10') Window to the rear with roof top views. Ceiling light. Wall mounted electric heater. Power, telephone and television points.

Bedroom Two

3.28m x 2.54m (10' 9" x 8' 4") Window to the rear. Ceiling light. Wall mounted electric heater. Power points. Television connection.

Bathroom

3.28m x 1.50m (10' 9" x 4' 11") Obscured glazed window to the rear. Inset spot lights. Extractor fan. White suite consisting of bath with shower over, pedestal wash hand basin and low level WC with economy flush facility. Wall mounted electric heater.

Outside

One allocated parking space.

Important Information

Remaining Term of Lease..... 143 years Maintenance Charge..... £1742.00 per annum Ground Rent..... £88.00 every 6 months paid up until 2025. Figures correct as of July 2024.

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.