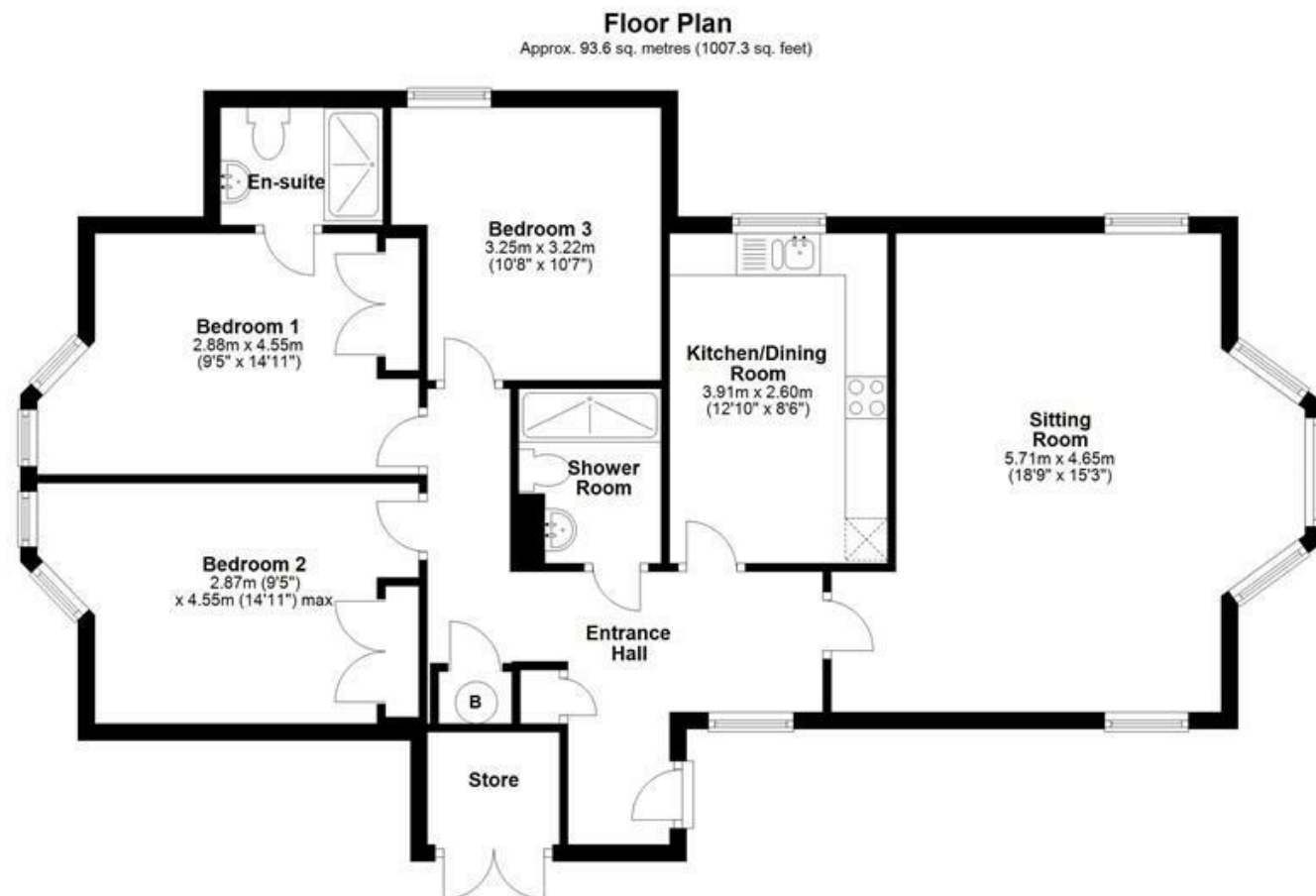
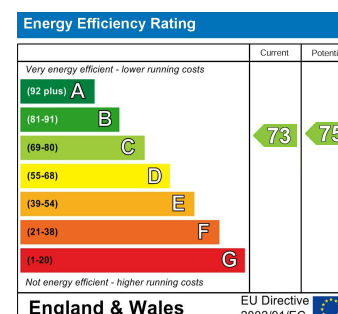




Total area: approx. 93.6 sq. metres (1007.3 sq. feet)

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Drovers
Sturminster Newton

Guide Price
£230,000

A fantastic chance to purchase a spacious ground floor apartment offering in excess of 1007.3 sq ft (93.6 sq m) of accommodation and boasting a prime location with the town centre on the doorstep. This fabulous home offers a bright and easy to use internal layout that will certainly meet the requirements of many potential buyers and would make a great first time home, investment for the rental market or even as a downsize or lock up and leave UK base. The apartment benefits from uPVC double glazing throughout with feature bay windows, gas central heating, garden area and parking space. This home must be viewed to appreciate its size and location. The town offers a selection of independent shops and chain stores, doctor and dentist surgeries and a variety of entertainment venues. The apartment has been owned by the current vendors for the last seven years and during this time they have upgraded throughout, including new carpets, redecoration, Sharps wardrobes in bedrooms one and two and new ensuite and main shower rooms.

The internal accommodation consists of surprisingly large and light entrance hall with storage cupboard, spacious sitting/dining room with bay window, combined kitchen large enough for breakfast table, some integrated appliances, three double sized bedrooms, bedroom one boasting an en-suite shower room. There is also the main shower room. Outside there is a partly enclosed small garden, storage cupboard and one allocated parking space.

Energy Efficiency Rating C - Council Tax Band C - DRAFT DETAILS



ACCOMMODATION

Inside

Entrance Hall

Front door with inset glass pane opens into a light and roomy entrance hall. Georgian style sash window overlooking the garden. Ceiling lights. Smoke detector. Central heating thermostat. Radiator. Power points. Storage cupboard with the electrical consumer unit. Cupboard housing the gas fired central heating boiler. White panelled doors to all rooms.

Sitting Room

5.72m" x 4.65m" (18'9" x 15'3")
Maximum measurements - Boasting a triple aspect with Georgian style sash windows overlooking the garden to the front and rear and bay window with outlook over the side garden. Ceiling lights. Two radiators. Power, telephone and television points.

Kitchen

3.91m" x 2.59m" (12'10" x 8'6")
Georgian style sash window to the rear. Recessed ceiling lights. Radiator. Plenty of power points. Fitted with a range of sleek kitchen units consisting of floor cupboard with drawers, eye level cupboards and open display shelves. Generous amount of work surfaces. Part tiled walls. Ceramic sink and drainer with mixer tap. Space and plumbing for a washing machine. Integrated dishwasher. Built in electric oven and hob. Integrated fridge/freezer. Ceramic tiled floor. Gas supply point.

Master Bedroom

2.87m" x 4.55m" (9'5" x 14'11")
Maximum measurements. Half bay window with Georgian style sash to the side elevation. Ceiling light. Radiator. Power and television points. Built in Sharps wardrobes. White panelled door to the:-

En-Suite Shower Room

Replaced six years ago. Recessed ceiling light. Extractor fan. Pedestal wash hand basin with tiled splash back. Shaver socket. Radiator. Low level WC. Double size shower cubicle with sliding door. Display/storage shelves. Tiled floor.

Bedroom Two

2.87m" x 4.55m" (9'5" x 14'11")
Maximum measurements. Half bay window with Georgian style sash to the side elevation. Ceiling light. Radiator. Power points. Built in Sharps wardrobes.

Bedroom Three

3.25m" x 3.23m" (10'8" x 10'7")
Maximum measurements. Georgian style sash window to the rear elevation. Ceiling light. Radiator. Power and telephone points.

Shower Room

Replaced six years ago. Recessed ceiling lights. Extractor fan. Radiator. Shaver socket. Mirror fronted bathroom cabinet with shelves to the side. Modern suite consisting of wash hand basin with tiled splash back, low level WC and double size shower plus full height tiling to surrounding walls. Tiled floor.

Outside

Garden

The property is approached from the pavement onto a paved path leading to the front door. To one side of the path and side of the property there is use of a garden, which is laid to lawn and partly enclosed by a low hedge. There is also a storage cupboard with double timber doors.- shared between this apartment and one upstairs. The property has one allocated parking space, which will be found to the side of the apartment and numbered accordingly. There are also visitor spaces.

Important Information

Term of Lease - 150 years from 2007
Unexpired Term of Lease - 133 years remaining
Ground Rent - £164.72 per annum (paid every 6 months)
Service Charge - £1,056.82 per annum (paid every 6 months)
Management company -Alpha Housing
Gas central heating

Directions

From the Sturminster Newton Office

Turn right out of the office and proceed to the traffic lights turning right towards Shaftesbury. Take the next turning left into Drovers. The property can be found a short distance on the left hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.