



2 Lime House, Cookswell, Shillingstone, Dorset, DT11 0QZ



**A well presented one bedroom apartment situated in the popular village of Shillingstone, offered to the market with NO FORWARD CHAIN.**

A stylish and contemporary first floor apartment presented to the market with the advantage of no onward chain, enjoying rural views and located in the popular and well served village of Shillingstone.

The village itself offers a primary school, public house, petrol station with shop plus a Coop convenience store above which the apartment is situated.

The apartment has been completed to a very high standard benefiting from UPVC double glazing throughout, wall mounted electric heaters and comes with vinyl flooring to the main living areas, tiled bathroom floors and carpet in the bedroom.

The sleek kitchen has also been fitted with integral appliances, which includes fridge/freezer, oven and hob with extractor hood over and a wash/dryer. The apartment provides an excellent home for those looking to purchase their first property or even as a weekend/holiday or lock up and leave UK base.

In brief, the accommodation consists of external staircase rising to the main door, which opens into the hall leading to four apartments. Flat 2's front door is on the left hand side at the beginning of the hall.

Front door opens into the entrance hall, panelled doors to the bedroom, bathroom into the plan living and kitchen area, which enjoys a double outlook with skylights to the front and large window to the side with field views. Outside there is a bin store and an allocated parking space.

**Notes:**

Lease - 125 years from 2018

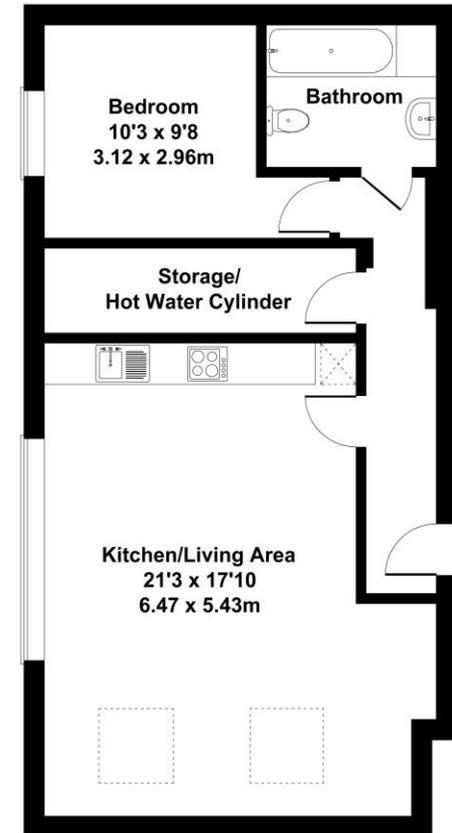
Service Charge – £1,300 Approx

Ground Rent - £250 PA

**£122,500 Leasehold**

**2 Lime House**

Approximate Gross Internal Area  
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

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EPC Rating - D

Viewing Arrangements - Strictly by appointment with Forum Sales & Lettings

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