



Motcombe Grange, Motcombe

£235,000

Motcombe Grange, Motcombe, Dorset, SP7 9HJ

- Lovely First Floor Apartment Within Pretigious Retirement Development
- Spacious Sitting Room & Modern Fitted Kitchen
- Private Balcony
- Attractive Communal Grounds
- Excellent Facilities for Residents
- Allocated & Visitor Parking
- No Onward Chain
- EPC: B

LOCATION

Motcombe is a friendly, vibrant, typically English village that neighbours Shaftesbury and Gillingham in beautiful North Dorset. The village itself benefits from a locally run community shop, a village hall, which hosts a variety of activities throughout the year, an active church and a traditional country pub. There is a good local bus service that runs to and from Shaftesbury and Gillingham on a regular basis.

MOTCOMBE GRANGE

Motcombe Grange is a luxurious and independent Retirement Development located in the ever popular, picturesque North Dorset village of Motcombe, which is within a stone's throw of the market town of Shaftesbury. Previously a Prep School, the site was redeveloped and transformed in 2003 to provide 30 bespoke apartments.

The facilities within Motcombe Grange are second to none and include a stunning dining room, drawing room, bar, a library and even a hair salon. The dining room, which is open for optional lunches five days a week, offers a varied menu of a high standard. Bridge, Scrabble and film evenings are regular weekly fixtures, mostly organised by the residents, alongside social lunches, bar evenings and more!

There is a weekly visiting hairdresser, fortnightly physio exercise sessions, as well as a visiting chiropodist every 6 weeks. Interested Applicants wanting further information about Motcombe Grange can visit <https://www.motcombegrange.co.uk>



THE PROPERTY

A well-appointed first floor apartment benefitting from a private balcony within the sought-after retirement development of Motcombe Grange.

The Apartment offers an excellent amount of accommodation that includes a secure communal entrance, an entrance hall, spacious sitting/dining room complete with balcony, a modern fitted kitchen, bathroom, two bedrooms and allocated parking.





OUTSIDE

The absolutely beautiful 3 acre grounds at Motcombe Grange are meticulously maintained, offering a delightful setting for the Residents to enjoy. With meandering pathways, a wonderful country pond, colourful and vibrant shrubbery and intelligent planting, all of which is private and perfectly secure. It's quite simply an ideal spot to enjoy and watch the seasons change.

SERVICES

All mains services are connected.

TENURE

Leasehold. Term - 99 year lease that commenced in 2004.

Ground Rent - £200 PA

Service Charge - £535 PCM

The Service charge includes: 24 hour emergency call response from live-in staff and intercom facility. Maintenance of the emergency call bell facility. Full external maintenance of the property and grounds. Window cleaning service per quarter. Electricity and heating to communal areas. Domestic cleaning of communal areas. Fire alarm and lift maintenance

LOCAL AUTHORITY

Dorset Council, Band E.

VIEWINGS

Strictly by appointment, only with Boatwrights.

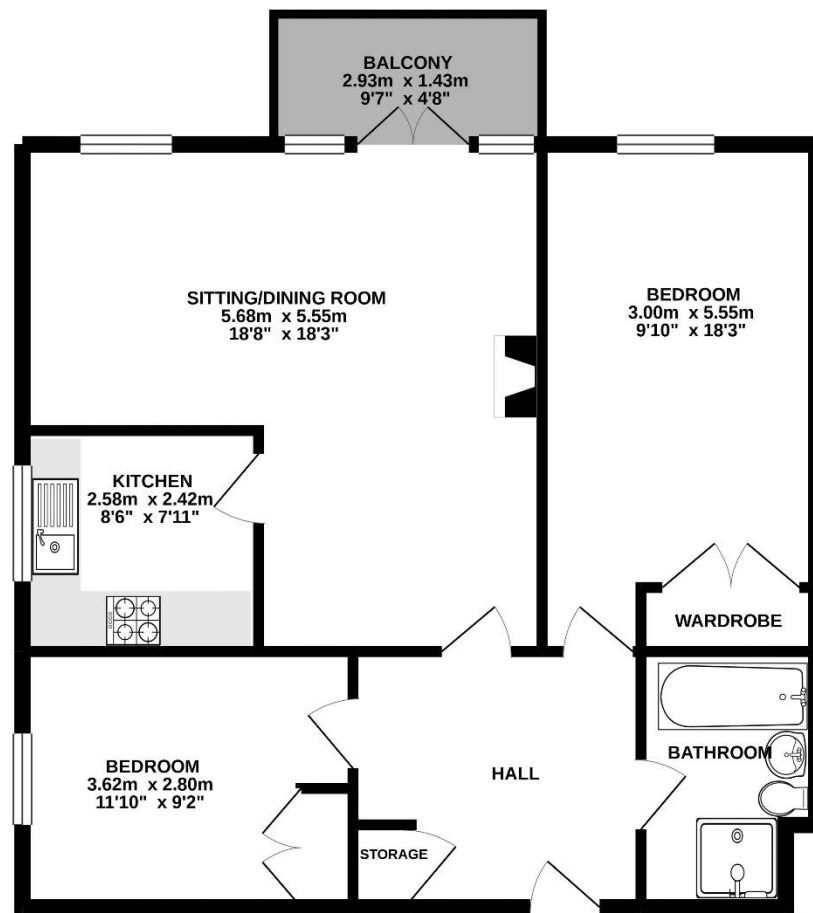
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71.8 sq.m. (773 sq.ft.) approx.



TOTAL FLOOR AREA : 71.8 sq.m. (773 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
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