



11 Hanover Court,



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, Beaminster, DT8 3LR

8 Miles to the coast

Light and well-presented over 55's property in the heart of the picturesque town of Beaminster. A stone's throw from everyday amenities.

- Over 55's retirement apartment
- Two bedrooms
- Allocated parking space
- Well-maintained communal gardens
- Community feel
- Light, bright property
- Leasehold
- Council tax band B, EPC

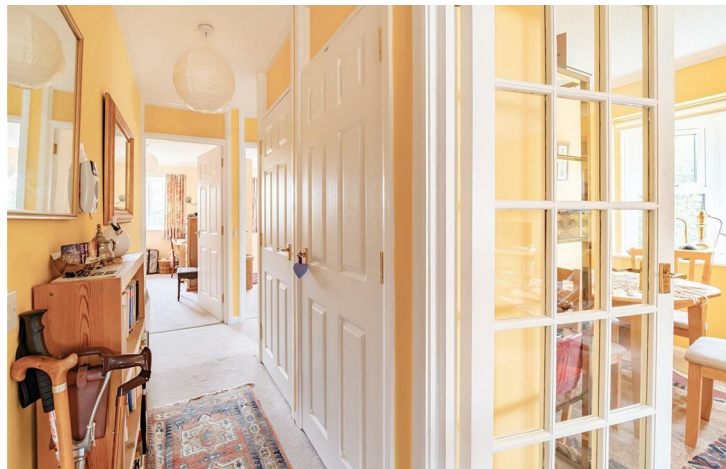
Guide Price £120,000

SITUATION

Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size. Hanover Court is a short, level walk to amenities in the square.

DESCRIPTION

A lovely light and bright two bedroom first floor apartment for over 55's. Tucked away in attractive well-maintained gardens just a stone's thrown from amenities in the historic town of Beaminster. Hanover Court offers communal gardens for residence to enjoy as well as private, allocated parking. This particular property has the benefit of bedrooms at the back of the building overlooking the leafy gardens, whilst the sitting room and kitchen are at the front overlooking the communal gardens with masses of natural light.



ACCOMMODATION

The property is found on the first floor up one flight of stairs via a communal entrance door, then your own private front door with spacious inner hallway with storage. The well-equipped kitchen has good storage, with spaces for a cooker, fridge and washing machine. There is a spacious living/dining room with dual aspect window, one with a window seat/recess with plenty of space for a dining table and seating area. At the rear of the property is a very modern, smart shower room with walk in shower, wc and basin and two double bedrooms with fitted wardrobes.

SERVICES

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 for voice services inside, and EE, Three, O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

99 year lease from 29/7/1986. Service charge is £221.97 per month. which covers buildings insurance, garden maintenance, cleaning and lighting of communal areas, window cleaning.

Electric heating, mains water, drainage. Standard block and cavity construction under a tiled roof.

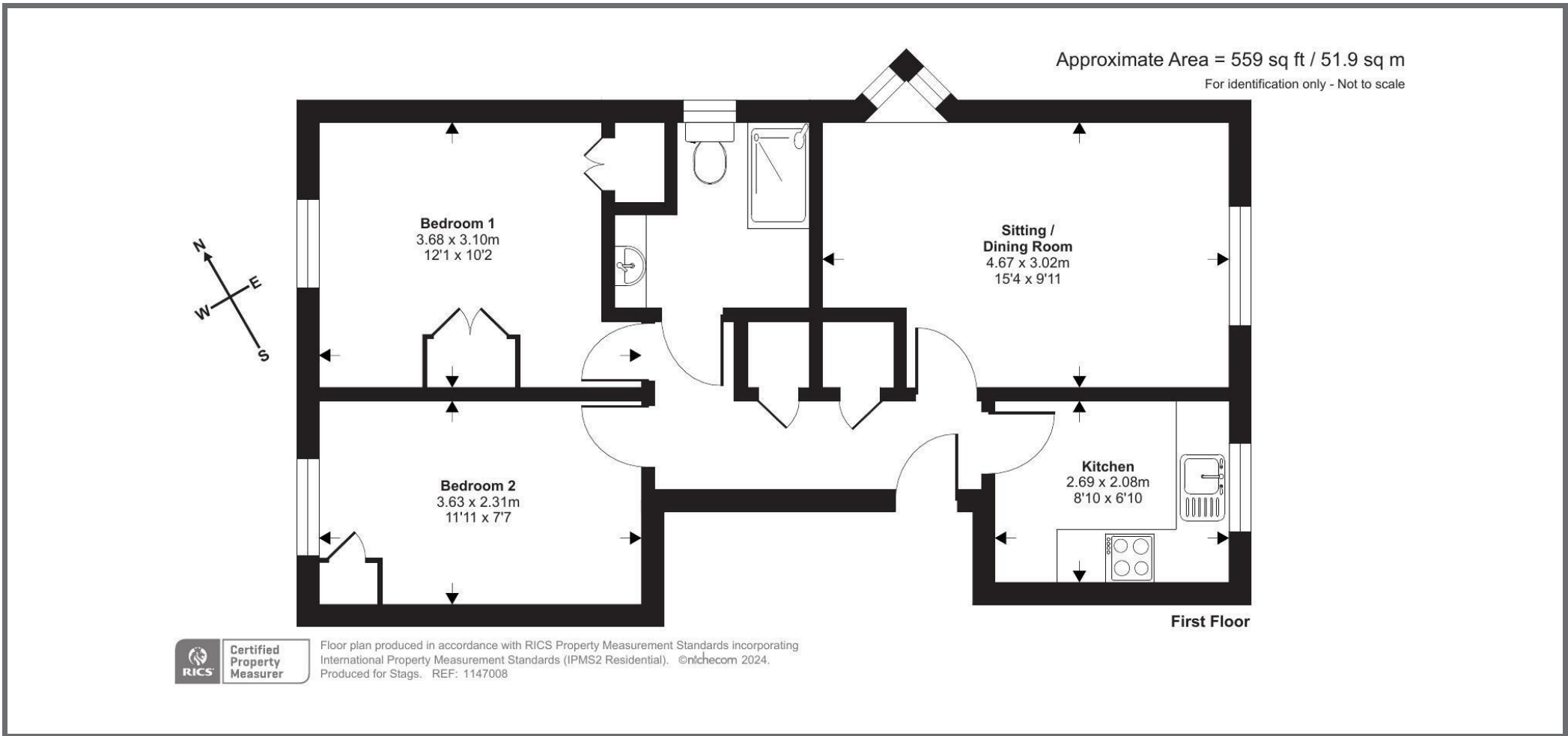
DIRECTIONS

From Beaminster square, proceed left handed onto Hogshill Street and before the mini- roundabout turn right into Hanover Court.

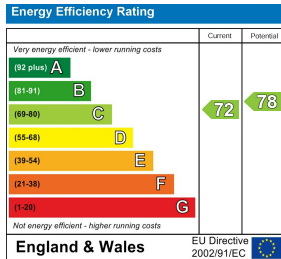
VIEWINGS

Please call Stags Bridport to arrange an accompanied viewing





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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