



9 Church Leat, Downton, Wiltshire, SP5 3PD

A spacious, three bedroom ground floor apartment with patio garden and within walking distance of local shops and GP Surgery.

Entrance Lobby

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Third Bedroom/Study

Bathroom

Garage

Patio Garden

999 year Lease (from 1984)

No Ground Rent

55+ Age Covenant

The Property

9 Church Leat is a three-bedroom ground floor apartment with patio garden and garage.

The shared entrance lobby leads into a spacious hall which acts as a dining room. From here there are doors to the bedrooms, bathroom, kitchen and double doors to the large, double aspect sitting room which has a feature fireplace.

The kitchen has a range of fitted wall and floor units and built-in Bosch electric oven and De Dietrich induction hob. There is a Bosch integrated dishwasher and washing machine included in the sale along with an integrated fridge freezer. The property also benefits from a fitted water softener.

The master bedroom has an ensuite shower room. The 3rd bedroom is currently used as a study and has a built-in desk unit. All three bedrooms have fitted wardrobes.

The private rear garden can be reached from both the kitchen and the sitting room. There is electric underfloor heating and double glazing throughout.

A single garage is attached to the property and has a personal door to the rear.

Guide Price: £395,000 (Leasehold)

Directions to Church Leat

From the A338 (Salisbury Road) take the B3080 into Downton. Continue down The Borough and pass South Lane on your right. Proceed over the bridge and follow the road round and past The Old Tannery and then take the first turning left into Church Leat.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01725 514 795 / 07384 113 413 (Mon-Fri 9am-5pm)



Sitting Room



Sitting Room / Dining



Kitchen



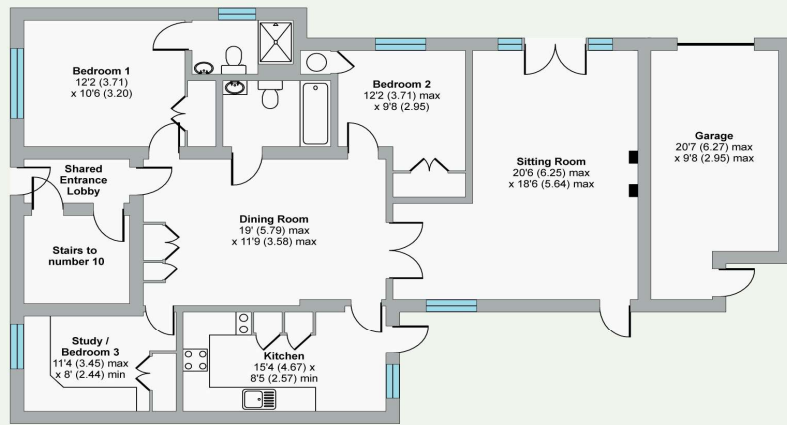
Bedroom 1



Bedroom 2



Shower Room



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Rear Exterior

Approximate Gross Internals: 110.5 m² / 1190 ft² Service Charge: £6052 pa Energy Performance Rating: E Council Tax Band: F

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Church Leat

Tanning has a long tradition in Downton, and Church Leat is built on the site of the old village tannery, surrounded by the River Avon and water meadows and sitting just below the Grade-I-listed St Laurence's church. Water is integral to the character of the estate, with some properties actually built over the mill stream, a carrier of the river Avon. Most of the cottages have a balcony or a conservatory to make the most of the delightful setting, and some even have both.

A footbridge over the river Avon leads into Downton, which is a large village with a good range of shops including an opticians, dentist, hair salon, cafe, supermarket, a visiting post office van, several pubs and a library. The village is well-known for its fishing and for an award-winning local brewery, and a sports centre, horticultural society, bridge club, choir, and spots for tennis, bowls and cricket, all ensure plenty of activities to choose from. The beauty of the New Forest National Park is only a few miles away, and the city of Salisbury with its cathedral, excellent shops and many cultural facilities is only slightly further afield. If you are keen for a little sea air, both the seaside towns of Poole and Bournemouth are less than an hour's drive.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



RESIDENT
ESTATE
MANAGER



31 PROPERTIES
BUILT 2002



RIVERSIDE
GARDEN



GARDENER



The River Avon at Church Leat



St Laurence Church



New Forest



Stonehenge

Cognatum Property Limited, Pipe House,
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170 E: property@cognatum.co.uk

www.cognatum.co.uk

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PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

