Floor Plan

Approx. 83.2 sq. metres (895.4 sq. feet)

Total area: approx. 83.2 sq. metres (895.4 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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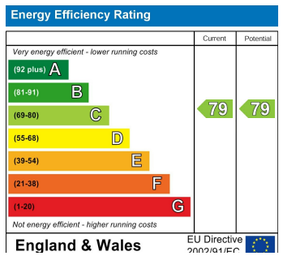

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selling and letting properties

Motcombe,
Shaftesbury

Asking Price
£232,000

The accommodation is a beautifully presented retirement apartment designed exclusively for the over 55s, offering a superb balance of independence, security and community living within a peaceful village setting. Enjoying a delightful outlook and its own private balcony, this spacious apartment provides comfortable and well-proportioned rooms extending to approximately 895 sq ft (83 sq m).

Motcombe Grange is an established and highly regarded development set within attractive landscaped grounds of around three acres, creating a calm and executive environment for residents. The complex offers the reassurance of live-in management, an emergency call system and a welcoming communal reception area, along with excellent shared facilities including a residents' lounge, dining room serving weekday lunches, library and hairdressing salon. Social clubs and events are regularly organised, fostering a friendly and supportive community atmosphere.

This particular apartment benefits from natural light throughout and offers well-arranged accommodation with generous storage. Presented to the market with no onward chain, it represents an excellent opportunity for those seeking secure, low-maintenance living in a desirable Dorset village location.

Accommodation

Inside
A secure communal entrance with lift and staircase access leads to the first floor. The private entrance door opens into a long hallway with useful built-in storage and doors to all rooms.

The sitting/dining room is well proportioned and enjoys double doors opening onto the balcony, providing a pleasant outdoor space with views towards the grounds and countryside beyond. The kitchen is fitted in a modern shaker style with laminate worktops and tiled splashbacks, and includes a built-in washer/drier, fridge freezer, dishwasher, eye-level oven and gas hob.

There are two double bedrooms, both with built-in wardrobes, and a well-appointed bathroom fitted with a bath, separate shower, wash hand basin and WC.

Outside
There is an allocated parking space along with visitor parking. The beautifully maintained communal grounds extend to approximately three acres, laid mainly to lawn with mature planting and a feature duck pond with seating areas. The gardens wrap around the building, providing a variety of sunny and peaceful spots exclusively for residents.

Important Information
Term of Lease - 99 years from 2003/4
Unexpired Term of Lease - 81 years
Monthly Service Charge - £700.00
Annual Ground Rent - £200
Energy Efficiency Rating: C
Council Tax Band: E
Tenure: Leasehold
Offer for sale with no onward chain

Pets are welcome in the ground floor apartments and by arrangement, depending on suitability, on the first and second floors.

Location and Directions

The property is located in the popular and pretty village of Motcombe which lies between the towns of Gillingham and Shaftesbury and not far from the Wiltshire village of Mere. The village itself boasts and active community with villagers looking after communal areas and running the village shop which also has a tea room and visiting post office. There is a village hall which hosts a variety of activities with the recreational ground lying behind. The parish church was rebuilt in 1846 and has a font dating back to Norman times, further church on the main street and the primary school is situated close by. Just outside the village there is the Copperidge Inn with rooms and a restaurant and is a popular location for wedding parties. Shaftesbury and Gillingham both offer a good selection of independent shops and chain stores with Gillingham having a mainline train station serving London Waterloo and the West Country.
Postcode - SP7 9HJ
What3words - ///spins.boards.melon

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