



## 13, Montebourg House, Drovers, Sturminster Newton, Dorset DT10 1RA

A 2 bedroom apartment in the centre of Sturminster Newton with a tandem garage and designated parking space.



- Tandem garage and designated parking space
- Well presented

- 2 bedroom flat in centre of town
- No chain

Guide Price **£145,000**

Leasehold



### THE DWELLING

13 Montebourg House is an 849sqft (78sqm) flat situated on the first floor of this established apartment block in the heart of the town. Presented well, the reception room is especially spacious and west facing. The bedrooms are both doubles with the larger bedroom having an en suite shower room and walk in wardrobe and there is a further family bathroom adjacent to bedroom 2. The kitchen has a built in electric oven with hob above, a dishwasher and space for a fridge / freeze and there is space for a dining table.

Storage is plentiful in the entrance hallway cupboards as well as options in the garage, a short walk from the communal front door to the block.

### ACCOMMODATION

See Floor Plan: A lateral feel to the apartment with all rooms leading off the entrance hallway.

### OUTSIDE

A long garage, tandem in style, sits off the main parking area to the apartment block and conveniently has the parking space directly outside the garage, designated to the apartment.

### SITUATION

Sturminster Newton is a vibrant market town with many facilities and individual shops, Montebourg House being in the middle of it all. There is a doctors surgery and dentist, pubs, cafes, a garden centre as

well as regular events at The Exchange.

Montebourg House is named after the eponymous town in northern France.

### DIRECTIONS

<https://what3words.com/grid.ensemble.tentacles>

### SERVICES

Electricity and mains water and drainage are all connected. Electric heating.

### MATERIAL INFORMATION

Standard & superfast broadband is available.

There is currently no mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: B

Length of Lease: 150 years from 2007 expires 31st December 2156

Ground rent: £82.36 paid for the period 1st July to 31 dec 2025

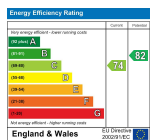
Service Charge: £1857.06 paid in Dec 2024 for the 2025 calendar year

Buildings insurance is paid as part of the service charge.

### Drovers, Sturminster Newton

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Symonds & Sampson. REF: 1327189



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