

# Rolfe East



## Cedar Park, Sherborne, DT9 4FT

Guide Price £170,000

- LOVELY FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS (WITH LIFT ACCESS).
- VIEWS OF SHERBORNE OLD CASTLE AND COUNTRYSIDE BEYOND.
- ALLOCATED PARKING FOR ONE CAR IN SECURE, GATED RESIDENTS PARKING AREA.
- STYLISH OPEN-PLAN LIVING (645 SQUARE FEET).
- MODERN ELECTRIC HEATING AND uPVC DOUBLE GLAZING.
- GREAT LEVELS OF NATURAL LIGHT AND LIFT ACCESS.
- SHORT WALK TO SURROUNDING COUNTRYSIDE AND SHERBORNE TOWN CENTRE.
- SHORT WALK TO RAILWAY STATION TO ,LONDON - DIRECTLY IN JUST OVER TWO HOURS.
- TEN YEAR NHBC.
- MUST BE VIEWED!

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# Flat 14 Cedar Park, Sherborne DT9 4FT

QUICK SALE NEEDED! TWO DOUBLE BEDROOMS! VIEWS OF SHERBORNE OLD CASTLE! LIFT ACCESS! Flat 14 Cedar Park is a simply stunning, first floor (with lift access!) apartment offering a stylish, contemporary open-plan living space. Cedar Park is a stylish new development built in 2019. This fabulous flat is stylishly finished with a modern kitchen, bathroom, tiling, lighting and floor coverings. It is heated by efficient electric panel heaters and boasts uPVC double glazing. There is a superb, south-easterly view from the sitting room window that looks over to the two Sherborne Castles and the countryside beyond past the neighbouring properties. The flat comes with one allocated parking space in a secure, gated area plus a visitors parking facility. The deceptively spacious, well-arranged accommodation (645 square feet) enjoys a good level of natural light and comprises stylish communal entrance hall and stairwell, entrance reception hall, open-plan sitting room / dining room / kitchen, two double bedrooms and a family bathroom. It is only a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This property is ideal for aspiring singles or couples looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers moving from the South East linked with the local schools. THIS BEAUTIFUL APARTMENT MUST BE VIEWED!



Council Tax Band: B



Communal front door and entrance hall, communal staircase and lift rises to the first floor. Private front door leads to the flat.

Entrance reception hall – A generous entrance reception hall providing a heart to the home, oak effect laminate flooring, inset ceiling lighting, moulded skirting boards and architraves, electric panel heater, telephone point, telephone intercom system, panelled door leads to airing cupboard housing joule pressurised hot water cylinder and immersion heater, slatted shelving, space and plumbing for washing machine, doors lead off the entrance reception hall to the main rooms.

Open plan sitting room / kitchen – 31'10 Maximum x 11'10 Maximum

A stunning open plan contemporary living space, split into two zones.

Sitting Room Area – uPVC double glazed window to the side enjoying views to Sherborne Castle and countryside beyond neighbouring properties, enjoying a sunny south easterly aspect, oak effect laminate flooring, moulded skirting boards and architraves, TV point, electric panel heater.

Kitchen Area – An extensive range of contemporary kitchen units comprising timber effect laminated work surface, decorative tiled surrounds, inset composite sink bowl and drainer unit with mixer tap over, inset Bosch induction electric hob with stainless steel Bosch electric oven under, a range of drawers and cupboards under, integrated Bosch dishwasher, pan drawers and cupboards under, integrated fridge and freezer, a range matching wall mounted cupboards with under unit LED lighting, concealed wall mounted cooker hood extractor fan, inset ceiling lighting.

Bedroom One – 14'8 Maximum x 9'4 Maximum  
uPVC double glazed window to the side enjoying a sunny easterly aspect and views to Sherborne castle, electric panel heater, moulded skirting boards and architraves, inset ceiling lighting, TV point.

Bedroom Two – 11'9 Maximum x 7'5 Maximum  
uPVC double glazed window to the side, electric panel heater, moulded skirting boards and architraves, TV point, inset ceiling lighting.

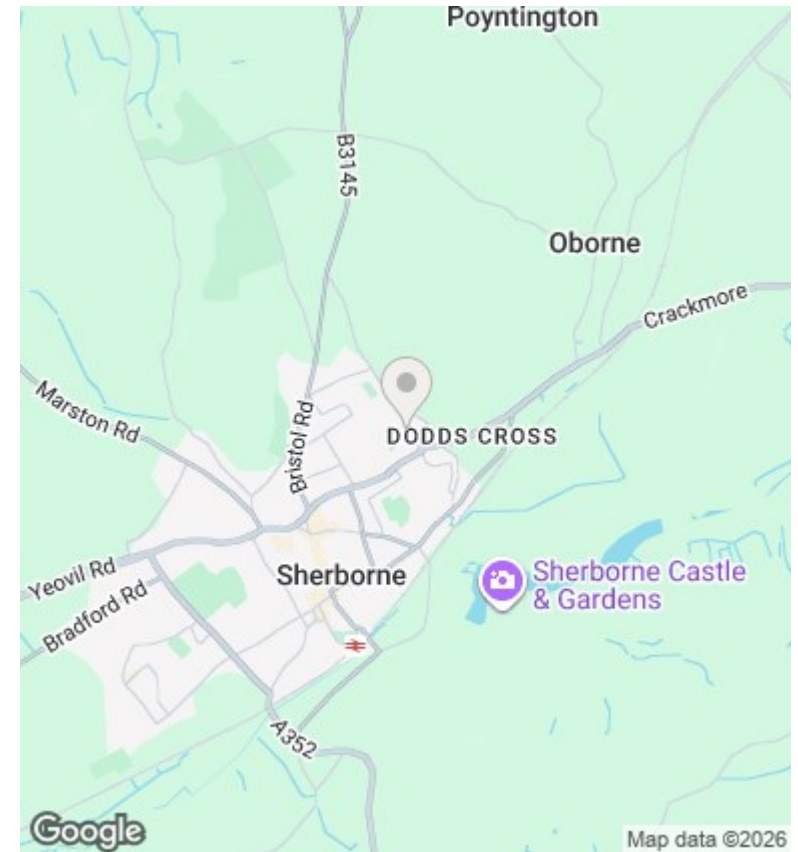
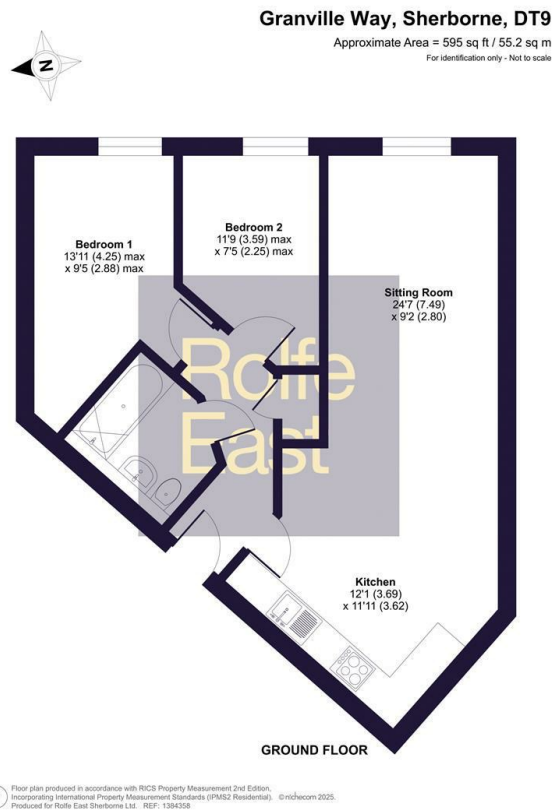
Bathroom – A contemporary modern suite comprising fitted low level WC, wall mounted storage basin over cupboard, mixer tap over, tiled panelled bath with mains shower screen, wall mounted shower over, tiled surrounds and floor, chrome heated towel rail, wall mirror, shaver point, inset ceiling lighting and plinth lighting, extractor fan.

Outside

There is a secure gated parking area for the residents of this block of flats. This property comes with one allocated parking space.







## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	