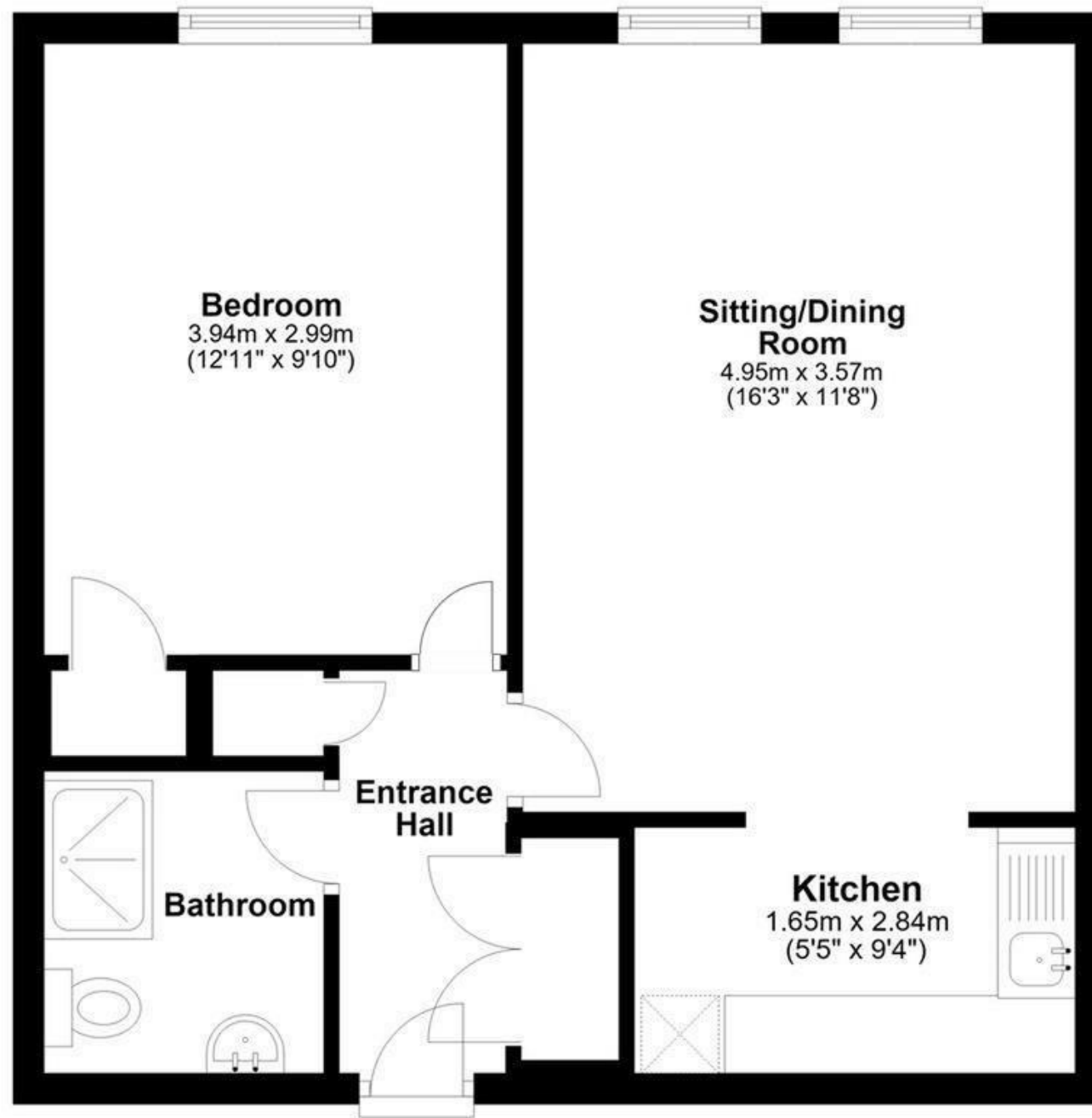


Floor Plan

Approx. 44.4 sq. metres (477.4 sq. feet)



Total area: approx. 44.4 sq. metres (477.4 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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



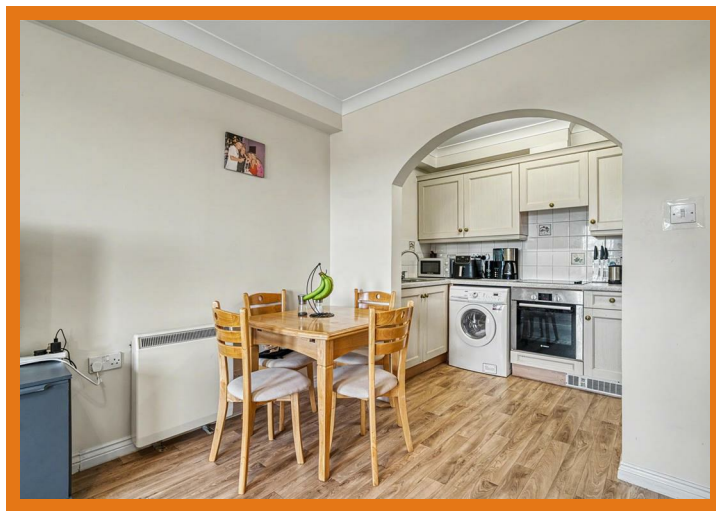
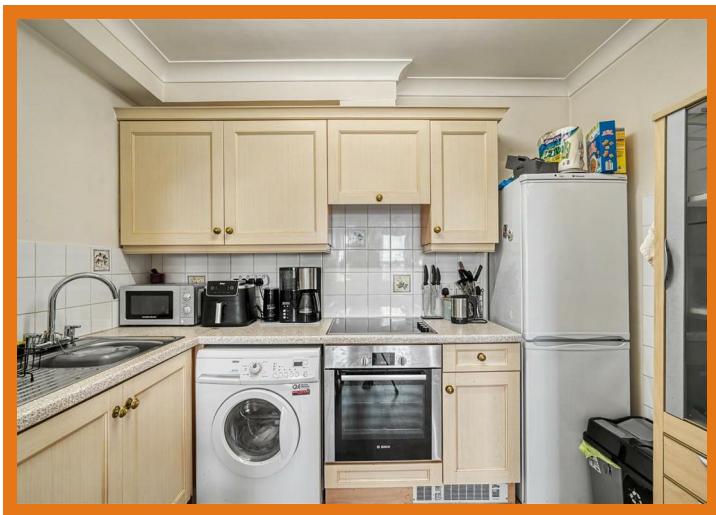
Bath Road
Sturminster Newton

Asking Price
£100,000

A well-presented one bedroom first floor apartment within the popular Reddleman House development, designed exclusively for the over 55s and accessed via a lift as well as the main stairs. Ideally positioned close to the centre of Sturminster Newton, the property enjoys views over the town and across the countryside to Hambledon Hill in the distance. It offers comfortable, low-maintenance living within a friendly and welcoming community.

The apartment has been improved by the current owner within the last year, with new wood flooring laid throughout and a modern, future-proofed wet-room style shower room fitted. The accommodation comprises an entrance hall with a useful storage cupboard, a generous sitting/dining room with two windows overlooking the town, an open kitchen through an attractive archway, a double bedroom with fitted storage and a built-in wardrobe, and the shower room. Reddleman House offers residents the reassurance of a part-time house manager, a lively communal lounge for entertainment and social events, a guest suite for visitors, and beautifully maintained communal gardens.

The development enjoys a particularly convenient position within the popular market town of Sturminster Newton, set in the heart of the Blackmore Vale. Shops, a pharmacy, doctors, a church, a butcher, cafés and pubs are all within walking distance, making it ideal for those seeking both independence and ease of living.



The Property

Inside

Inside

The apartment is located on the first floor and is reached via the communal entrance, with a lift and stairs serving the first floor. The front door opens into the entrance hall, which has a convenient storage cupboard for coats and shoes and doors leading off to all rooms. The new wood flooring laid within the last year runs throughout the apartment, giving a fresh, light and easy to maintain finish. The sitting/dining room is a generous and bright space, with two windows enjoying a lovely outlook over the town and ample room for both lounge and dining furniture. An attractive archway leads through to the kitchen, which is fitted with a range of cream floor and eye level units with granite effect work surfaces, a tiled splash back, and a stainless steel sink and drainer with mixer tap. There is a built-in electric oven and ceramic hob, together with space for a washing machine and a fridge freezer. The bedroom is a comfortable double, with built-in storage units arranged around the bed and a larger built-in wardrobe providing excellent storage. The shower room has been fitted within the last year as a modern wet-room style shower room,

future-proofed for years to come. It has a walk-in shower with a glass screen, a WC and a pedestal wash hand basin, with smart marble effect wall panelling.

Outside

Communal Gardens

Residents have the use of the beautifully maintained communal gardens. These are laid out with paved and gravelled seating areas, a raised circular flower bed, colourful planting and benches, making them a lovely place to sit. There is also a clothes drying area.

Parking

There is parking available to the front of the building on a first come, first served basis.

Useful Information

Energy Efficiency Rating B

Council Tax Band A

Gas Central Heating

Mains Drainage

uPVC Double Glazing [confirm]

Leasehold - 99 years from 1999 (71 years remaining)

Ground Rent - £200 per annum, payable 6 monthly

Service Charge - £450 per quarter Fees include the maintenance of the grounds, lift and communal areas, exterior cleaning, buildings insurance and water rates.

Location and Parking

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1DU

What3Words - things.earphones.surveyed

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.