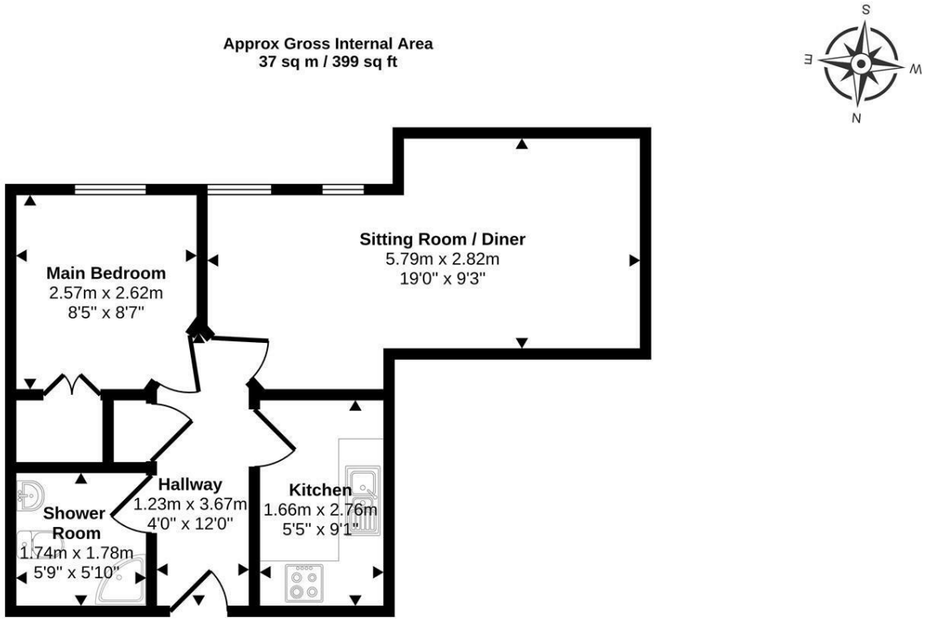
Morton • New

selling and letting properties

Approx Gross Internal Area
37 sq m / 399 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bath Road
Sturminster Newton

Asking Price
£85,000

A spacious one-bedroom first-floor apartment, set within the popular Reddleman House development and exclusively available to the over-55s. Offering comfortable and low-maintenance living, the apartment has a pleasant, easy-to-manage layout and provides an excellent opportunity for a purchaser looking to create a home to their own taste.

Reddleman House is ideally positioned close to the centre of Sturminster Newton, with the town's shops, cafés, medical facilities and everyday amenities all within easy reach. The apartment enjoys a pleasant outlook over the communal gardens, with views across the tree tops and towards the surrounding hills.

The development itself has a welcoming community feel, with the added benefit of a communal lounge, attractive shared gardens and lift access to the first floor, making it a practical and appealing choice for someone looking for an easy-to-maintain home in a convenient setting.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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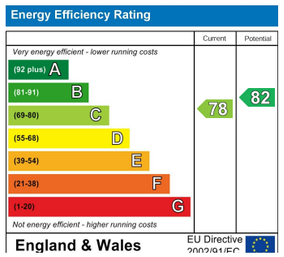

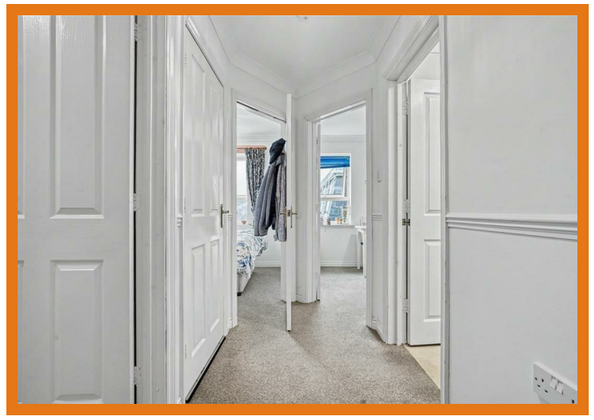

The Property

Inside
The apartment is approached through a communal entrance hall, with both lift and stair access to the first floor. Once inside, a carpeted entrance hall leads to all the principal rooms and includes a useful storage cupboard with shelving and the Ariston hot water boiler, together with an individually controlled electric Rointe radiator. The sitting/dining room is a good-sized and comfortable living space, with room for both a three-piece suite and a dining table and chairs. Two double-glazed windows overlook the communal gardens and enjoy pleasant views across the tree tops and towards the surrounding hills, while an individually controlled Dimplex radiator provides heating. The separate kitchen is fitted with a range of wood-style wall and floor-mounted cupboards, laminate worktops and tiled splashbacks. There is a stainless steel sink and drainer, built-in electric oven, electric hob with extractor fan above, and space for both a fridge freezer and washing machine. The bedroom is a good-sized double room with a built-in wardrobe, double-glazed window and Dimplex heater. It also enjoys a pleasant outlook over the communal gardens and towards the hills beyond. The shower room is fitted with a shower enclosure, WC and wash hand basin, with laminate flooring, full-height tiling within the shower area and half-height tiling to the remaining walls.

Outside
Garden
Residents have the use of attractive communal gardens, providing a pleasant shared outside space without the responsibility of maintaining a private garden. The gardens are well established and create an appealing outlook from both the sitting/dining room and bedroom.

Parking
Parking is available within the development on a first-come, first-served basis.

Important Information
Energy Efficiency Rating C
Council Tax Band A
Leasehold
Unexpired Lease Approximately 70 Years
Maintenance Charge Approximately £450 Every Three Months
Ground Rent Approximately £100 Every Six Months
Maintenance Charge Includes Grounds Maintenance, Lift, Communal Areas, Exterior Cleaning, Buildings Insurance And Water Rates
Vendor Will Need To Find An Onward Purchase

Location and Directions
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 firms employment has the authority to make or give any representation or warranty in respect of the property.