



Symonds
& Sampson

15

Hanover Court, Hogshill Street, Beaminster, Dorset

15

Hanover Court
Hogshill Street
Beaminster
Dorset DT8 3LR

Ground floor two bedroom apartment situated in the popular area of Hanover court for over 60's.



- Ground floor apartment
- 2 double bedrooms
- Close town centre
 - Carport
- Views to the rear
- Modern kitchen
- Service Charge : £313 PCM
- Ground rent : Peppercorn
- Lease term : 61 years remaining

Guide Price **£125,000**

Leasehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A super two bedroom ground floor apartment lying in this popular development a few moments' walk from Beaminster square, has the considerable benefit of its own covered parking space. Comprising of a spacious reception room, Modern kitchen and bathroom along with two good size bedrooms. The property is sold with no onward chain.

INTERNAL

This property which has night storage heating and Upvc double glazing, enjoys one of the best locations in Hanover Court and has a lovely open aspect over the communal gardens to the front.

The entrance door to the flat opens to a reception hall with two useful cupboards, one of which houses the hot water cylinder. The sitting room has a large window and a mock fireplace. The kitchen has been fitted with off white timber units with steel door and drawer furnishings. The surrounding tiles are cream and there is a stainless steel sink with mixer tap. The worktops are of laminate in a wooden style. There is a 4 burner electric stove with oven beneath and cooker hood over.

There are 2 bedrooms to the rear, bedroom 1 is a double bedroom with views to the rear and bedroom 2 is a smaller double room with a fitted cupboard. The modern bathroom is tiled with a white suite and a large shower.

EXTERNAL

Communal gardens are attractive landscaped including many trees and shrubs with a seating area for residents. Drying areas and discrete dustbin area. Shared car parking for residents and visitors.

Covered Carport
This property has the huge benefit of a covered parking space.

SERVICES

Local Authority
Dorset Council - Tax Band B.

Please Note:
Hanover Property Management Ltd, may contact the prospective purchasers solicitors prior to them signing a contract to purchase, as they wish to be assured that each individual purchaser can live independently in the flats as this scheme does not offer nursing facilities or home help. Minimum Age Requirement: occupiers of these flats must be 60 years of age or above.

Service Charges:
There is a monthly service charge please ask the office for further clarification.

Mains water, electricity and drainage are connected.

Broadband
Standard and Superfast are available for connection.

Mobile Phone
Indoor - Voice and Data
EE/Three/Vodafone - all likely to receive limited coverage.
O2 - Voice - likely to receive coverage.
Data - You are likely to receive limited coverage.

Outdoor - Voice and Data
EE/Three/O2/Vodafone - You are likely to receive coverage.
checker.ofcom.org.uk

MATERIAL INFORMATION
A 99 year lease was formed on 29.7.1986 - 61 years remaining.

Service Charge
There is a service charge for this property £3756.00 pa paid monthly.

Please Note:
Anchor Property Management, may contact the prospective purchasers solicitors prior to them signing a contract to purchase, as they wish to be

assured that each individual purchaser can live independently in the flats as this scheme does not offer nursing facilities or home help.

Minimum Age Requirement: occupiers of these flats must be 60 years of age or above.

There are no current planning permissions in this postcode that would effect the property which we have been made aware of.
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing www.dorsetcouncil.gov.uk

SITUATION

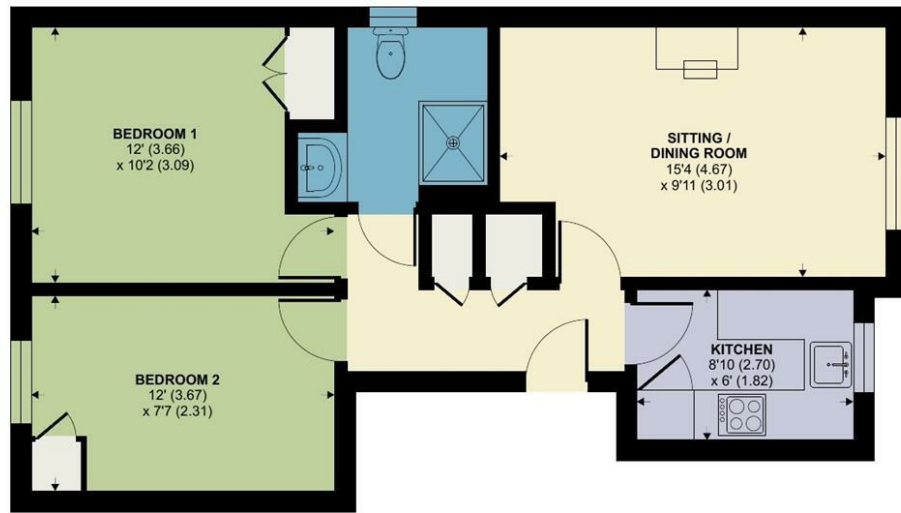
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).



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Approximate Area = 539 sq ft / 50 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1305479



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	65	76
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

BEA/3736/MED/20.6.25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT