

for sale

offers in excess of **£79,999**



## Hillbrook Court Acreman Street Sherborne DT9 3NZ

A property not to be missed in the sought after town of Sherborne! One bedroom ground floor apartment with **NO ONWARD CHAIN**. Contact us today to arrange a viewing.



# Hillbrook Court Acreman Street Sherborne DT9 3NZ

## Entrance Hall

Wooden door to the front, airing cupboard and a telephone point.

## Lounge

15' 4" x 10' 4" ( 4.67m x 3.15m )

UPVC double glazed door and window to the rear, night storage heater, television aerial socket, telephone point, pull cord and up lights.

## Kitchen

7' 3" x 5' 4" ( 2.21m x 1.63m )

Kitchen with wall and base units, integrated electric oven and hob, stainless steel sink and drainer and an integrated fridge/freezer.



## Bedroom

12' 1" max x 9' 11" ( 3.68m max x 3.02m )  
Double glazed window to the rear, night storage heater, built in wardrobes and a telephone point.

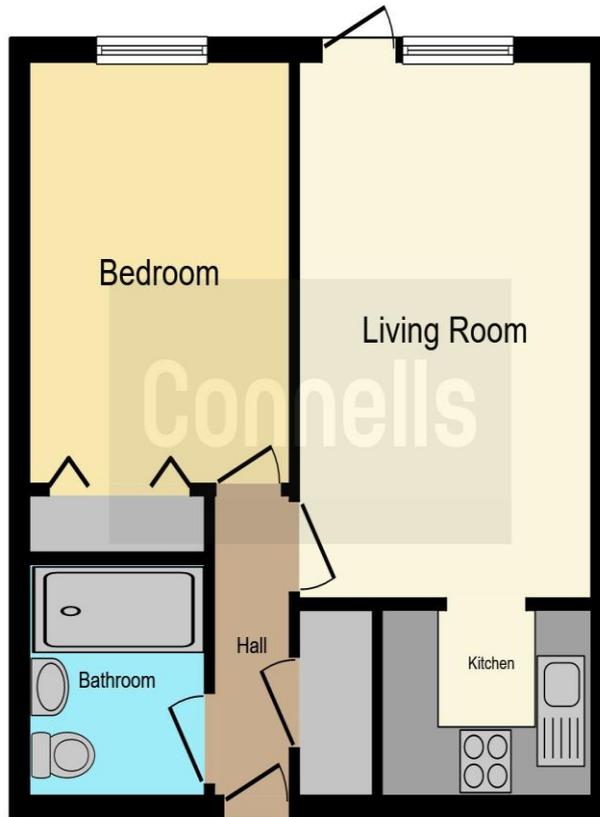
## Bathroom

6' 7" x 5' 10" ( 2.01m x 1.78m )  
Shower cubicle, WC, wash hand basin, shaver point with a light and a wall heater.

## Outside

Small paved patio area accessed from the lounge.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01935 812 155**  
**E [sherborne@connells.co.uk](mailto:sherborne@connells.co.uk)**

92 Cheap Street  
 SHERBORNE DT9 3BJ

Property Ref: SHR306505 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2684.00

Ground Rent: Ask Agent

**view this property online [connells.co.uk/Property/SHR306505](http://connells.co.uk/Property/SHR306505)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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