Rolfe East

Raleigh Court, Sherborne, DT9 3EQ

Guide Price £189,950

- RARE GROUND FLOOR APARTMENT FOR THOSE OVER THE AGE OF 60 YEARS.
- ELECTRIC NIGHT STORAGE HEATING AND DOUBLE GLAZING.
- RESIDENTS PARKING AVAILABLE ON A FIRST-COME-FIRST -SERVE BASIS.
- VACANT - NO FURTHER CHAIN.
- TWO GENEROUS BEDROOMS.
- ACCESSIBLE WET ROOM.
- EXCELLENT ONSITE AMENITIES INCLUDING COMMON ROOM AND LAUNDRY.
- LARGE SITTING ROOM OPENING ON TO SOUTH-FACING GARDEN.
- PRIVATE FRONT DOOR AND ENTRANCE HALL.
- SHORT LEVEL WALK TO TOWN CENTRE AND MAINLINE RAILWAY STATION TO LONDON.

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19 Raleigh Court, Sherborne DT9 3EQ

GROUND FLOOR TWO BEDROOM FLAT. VACANT - NO FURTHER CHAIN. ‘19 Raleigh Court’ is a substantial, ground floor apartment for those over the age of 60 years. It situated in a very popular residential address, a short, level walk to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property enjoys access to a communal, level garden at the rear enjoying a sunny southerly aspect. There is parking onsite available on a rental basis. The property has the benefit of lift access, common room, communal laundry (although this is optional), an onsite house manager and a 24 hour emergency Careline response system with emergency alarm cords in every room. The flat offers electric night storage heating and double glazing. With an excellent flow of natural light, this home must be viewed to be appreciated. The well-arranged, flexible accommodation is on one, ground floor level. It comprises entrance porch, entrance reception hall, sitting room, kitchen, two double bedrooms and a wet room. The property is very near the beating heart of this pretty Dorset town. It is a very short walk to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant. VACANT - NO FURTHER CHAIN.

2 1 1 D

Council Tax Band: D

Communal glazed front door to communal entrance hall. Private panelled front door leads to

ENTRANCE RECEPTION HALL: 18’2 maximum x 7’7 maximum. A useful greeting area providing a heart to the home, moulded skirting boards and architraves, electric night storage heater, telephone entry intercom system. Panel door leads to airing cupboard housing pressurised hot water cylinder and immersion heater, slatted shelves. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 14’5 maximum x 10’11 maximum. A generous main reception room, large uPVC double glazed window and door to the rear enjoying a sunny southerly aspect, electric night storage heater, moulded skirting boards and architraves, telephone point, TV point.

KITCHEN BREAKFAST ROOM: 12’11 maximum x 8’ maximum. Two timber double glazed windows to the front, a range of oak panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, stainless steel sink bowl and drainer unit with mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, space for under counter fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, electric plinth heater.

BEDROOM ONE: 12’6 maximum x 9’11 maximum. A generous double bedroom, uPVC double glazed window to the rear enjoys a sunny southerly aspect, electric night storage heater, moulded skirting boards and architraves, TV point, telephone point, sliding mirrored door leads to fitted wardrobe cupboard space.

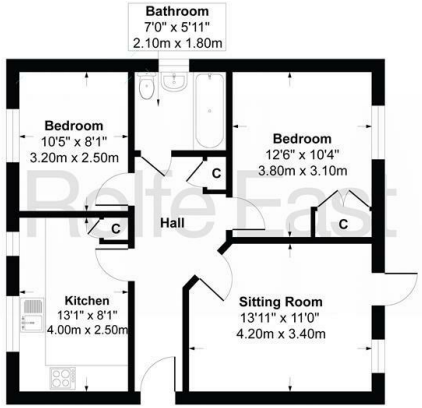
BEDROOM TWO: 10’6 maximum x 8’1 maximum. A second double bedroom, double glazed timber window to the front, electric heater, moulded skirting boards and architraves, telephone point.

MAIN SHOWER ROOM: 6’2 maximum x 6’11 maximum. Arranged for mobility and accessibility, a modern white suite comprising sink bowl in workface with mixer tap over and cupboards under, fitted low level WC, wet room area with floor drain, wall mounted mains shower, chrome heated towel rail, double glazed window to the side, wall mounted electric heater, wall mounted cabinets, illuminated wall mirror.

OUTSIDE:
At the rear of the property is a pretty communal patio garden enclosed by natural stone walls and timber fencing. This area enjoys a sunny south-facing aspect and is shared with neighbouring properties. There are various communal garden areas.
There is off-road residents parking available on a first come first served basis.

PLEASE NOTE: This property comes with 962 years remaining on the existing lease. There is a share of the freehold available. The property has a service charge of approximately £xxx a month which includes maintenance of the communal areas and grounds, maintenance of the lift, external decoration and buildings insurance.

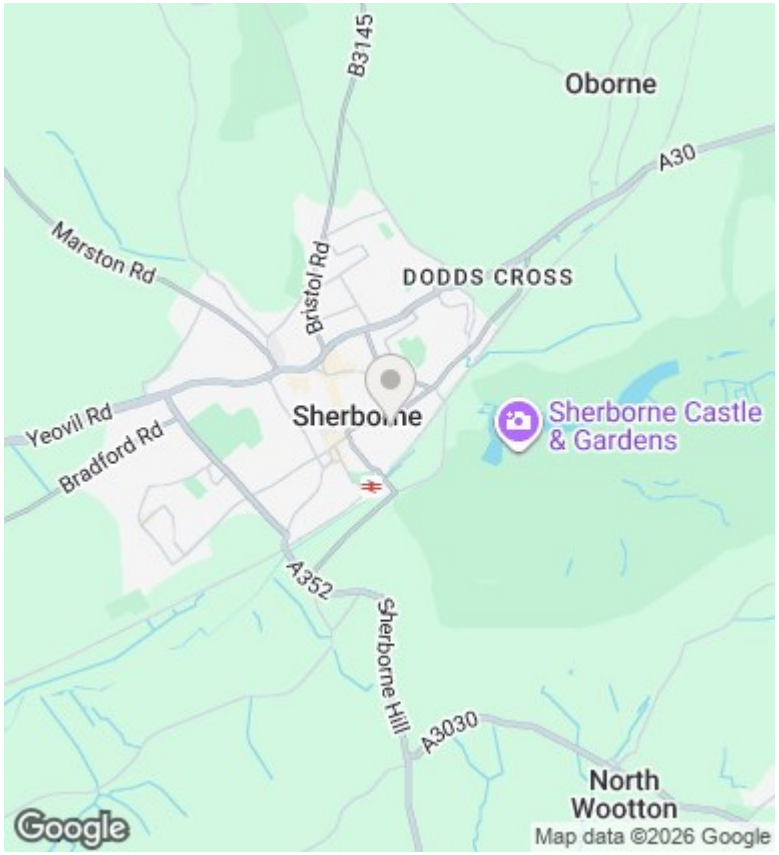
Raleigh Court, Long Street, Sherborne, Dorset, DT9



Floor Plan
Approximate Floor Area
640 sq.ft
(59.51 sq.m)

Approximate Gross Internal Floor Area 640 sq. ft / 59.51 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

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

Council Tax Band

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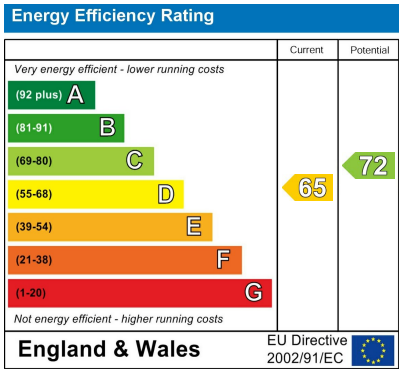

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