

for sale

£135,000



## Drovers Sturminster Newton DT10 1QY

Chain-free two bedroom first-floor flat in Sturminster Newton with open-plan living, bathroom, hallway storage and electric heating. Sold as seen — a great opportunity!



# Drovers Sturminster Newton DT10 1QY

## Hall

Electric wall heater, airing cupboard, storage cupboard housing the electric meter, doors to all rooms.

## Open Plan Living Space

### Kitchen Area

Double glazed window, electric oven and hob, space for a fridge/freezer, stainless steel sink and drainer, work surfaces, breakfast bar and wall and base units.

### Lounge Area

Double glazed window, electric wall heater and a television aerial socket.



## Bedroom One

Two double glazed windows and an electric wall heater.

## Bedroom Two

Double glazed window and an electric wall heater.

## Bathroom

Bath, WC, wash hand basin and a heated towel rail.

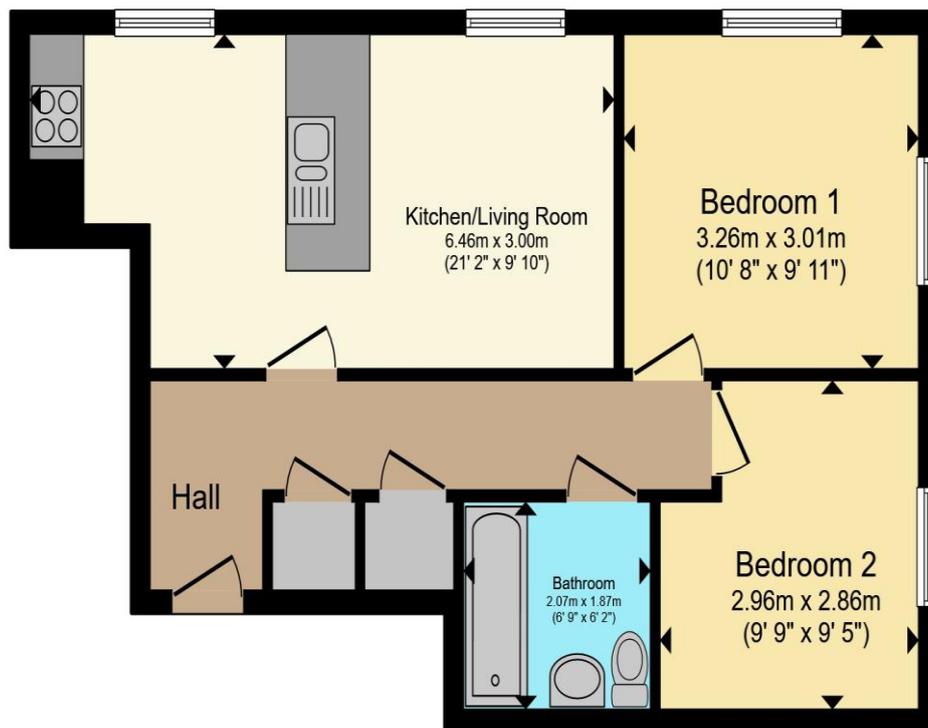
## Tenure Information

There are 131 years remaining on the leasehold. Ground rent of £150 pa.

## Disclaimer

All services/appliances have not and will not be tested.





## First Floor

Total floor area 50.1 m<sup>2</sup> (539 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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34 High Street  
 SHAFTESBURY SP7 8JG

Property Ref: SFT306253 - 0003

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

**view this property online [connells.co.uk/Property/SFT306253](http://connells.co.uk/Property/SFT306253)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. 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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