

for sale

offers in excess of **£170,000**



Raleigh Court Long Street Sherborne DT9 3EQ

A two-bedroom second-floor retirement apartment in the popular over-60s development of Raleigh Court, Sherborne. Offered with no onward chain and conveniently located close to local amenities.



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Hall

Airing cupboard housing the hot water tank, Dimplex wall heater, cupboard and a smoke alarm.

Lounge

Double glazed windows to the front and side, four wall lights, television aerial socket, telephone point and a Dimplex wall heater.

Kitchen

Double glazed window to the front, fitted kitchen with wall and base units, stainless steel sink and drainer, electric double oven and electric hob, washing machine and a fridge/freezer.



Bedroom One

Double glazed french doors on to a balcony, fitted wardrobes, television aerial socket and a Dimplex wall heater.

Bedroom Two

Double glazed window to the side, fitted wardrobes and a Dimplex wall heater.

Shower Room

Shower cubicle, WC, wash hand basin with a vanity unit, extractor fan, heated towel rail and a linen cupboard.

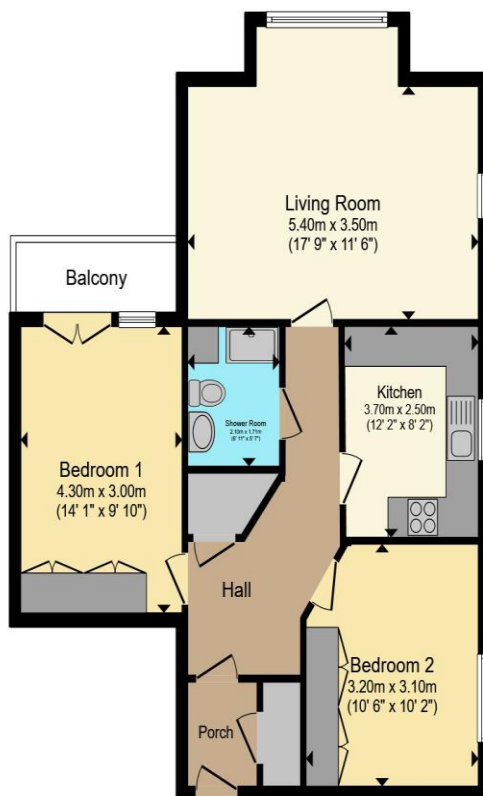
Communal Areas

At Raleigh Court there is a laundry room available to use which includes washing and drying facilities, a communal sitting room where regular events are held, a manager on-site who is easily accessible on the ground floor and a lift to the second floor. There is an intercom entry system from the main door to the apartment.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 72.4 m² (779 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

Connells

To view this property please contact Connells on

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92 Cheap Street
 SHERBORNE DT9 3BJ

Property Ref: SHR306742 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3540.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/SHR306742

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 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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