

for sale

offers in excess of **£120,000**



## Hillbrook Court Acreman Street Sherborne DT9 3NZ

Two-bedroom second-floor apartment for the over-55s, conveniently located in Sherborne. The accommodation includes a spacious lounge, fitted kitchen, shower room, residents' parking, and access to well-maintained communal areas.



# Hillbrook Court Acreman Street Sherborne DT9 3NZ

## Entrance Hall

Airing cupboard housing the hot water tank, electric meter and consumer unit, telephone point and a panel heater.

## Lounge

Two double glazed windows to the front and a television aerial socket.

## Kitchen

Fitted kitchen with wall and base units, space for a fridge/freezer, stainless steel sink and drainer and an integrated oven and hob.



## Bedroom One

Double glazed window to the front, built in wardrobe and a night storage heater.

## Bedroom Two

Double glazed window to the front and a night storage heater.

## Shower Room

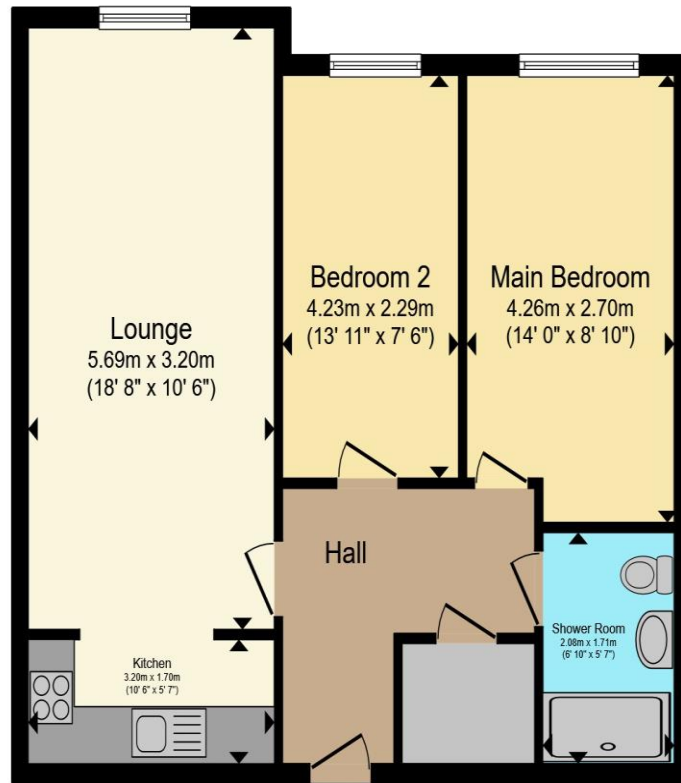
Walk in shower, WC, wash hand basin, extractor fan and a heated towel rail.

## 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.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





Total floor area 62.2 m<sup>2</sup> (670 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)



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: SHR306728 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3847.12

Ground Rent: 157.50

**view this property online**  
**[connells.co.uk/Property/SHR306728](http://connells.co.uk/Property/SHR306728)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)