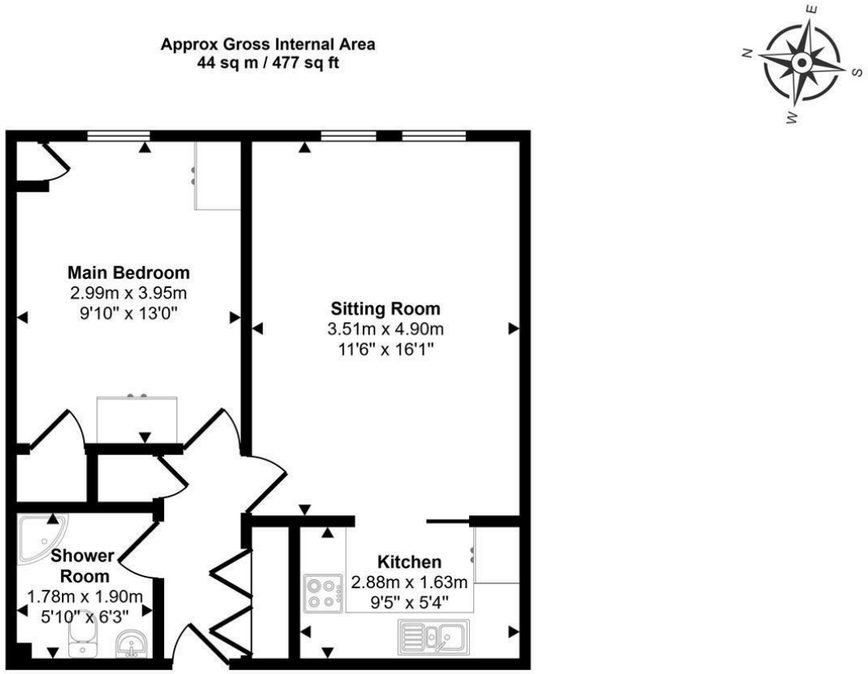
Morton • New

selling and letting properties

Approx Gross Internal Area
44 sq m / 477 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bath Road
Sturminster Newton

Asking Price
£98,000

A well-presented and spacious one-bedroom top-floor apartment, set within the popular Reddleman House development and ideally positioned close to the centre of Sturminster Newton. Exclusively for the over-55s, the property offers comfortable and low-maintenance living in a very convenient setting, with the town's shops, cafés, medical facilities and everyday amenities all within an easy walk.

The apartment is well arranged and enjoys a good amount of natural light, with accommodation extending to approximately 477 sq ft. There is a generous sitting and dining room, separate fitted kitchen, good-sized double bedroom with built-in storage and a shower room, all presented in a clean and well-kept condition.

Being on the top floor, the apartment enjoys pleasant elevated views across the surrounding area and towards the hills around Sturminster Newton, while the development itself offers the added benefit of attractive communal outside space and parking available on a first-come, first-served basis.

Reddleman House has a friendly community feel and would suit someone looking for an easy-to-manage home close to town, while still enjoying the benefits of being part of an established over-55s development.

1 Market House
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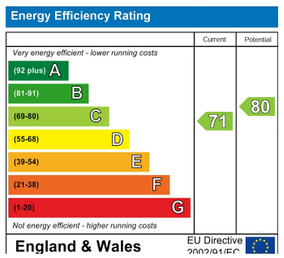

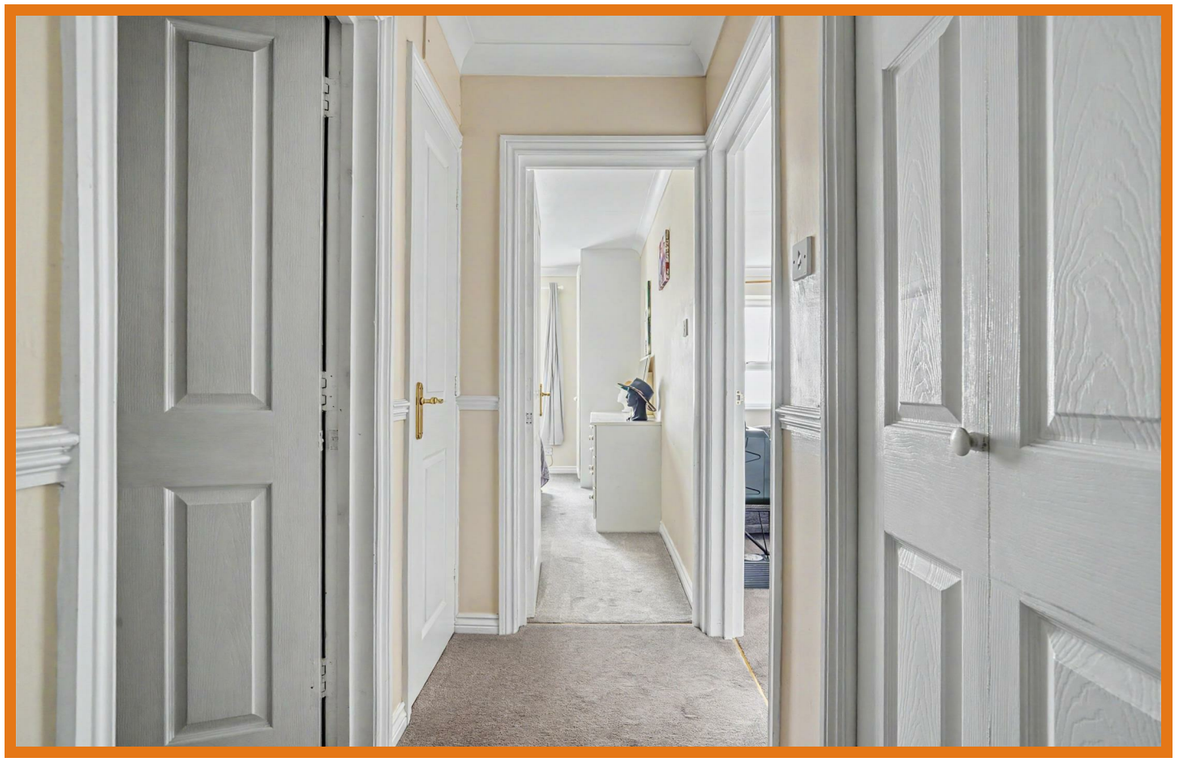

The Property

Inside
The building is entered through a communal entrance hall, with stairs and lift access to the first floor. There is lift access from the ground floor to the first floor. From the first floor, there are two flights of stairs to the second floor, where the apartment is situated The apartment opens into a central entrance hall with doors leading to the principal rooms. The sitting and dining room is a particularly good size, measuring approximately 16'3" x 11'8", and has two windows which bring in plenty of natural light. There is ample space for both comfortable seating and a dining table, making this a practical and sociable main living room. The separate kitchen is fitted with a range of wall and base units with work surfaces over, together with a sink and drainer and space for appliances. Its position just off the sitting and dining room keeps the main living space open and uncluttered while still providing a clearly defined kitchen area. The bedroom is a generous double room, measuring approximately 12'11" x 9'10", and benefits from useful built-in storage as well as an additional cupboard. The shower room is fitted with a corner shower enclosure, WC and wash hand basin. Overall, the accommodation has a straightforward and practical layout, making it easy to manage while still offering a good amount of living and storage space.

Outside
Garden
Residents have the use of pleasant communal outside areas, including an attractive courtyard-style garden with established planting, pots and seating. This creates a welcoming area to sit outside and enjoy the surroundings without the responsibility of maintaining a private garden.

Parking
There is no allocated parking with the apartment; however, parking is available within the development on a first-come, first-served basis.

Important Information
Energy Efficiency Rating: C
Council Tax Band: A
Tenure: Leasehold
Unexpired Lease: Approximately 74 Years
Maintenance Charge: £450 Every Three Months
Ground Rent: £100 Every Six Months

The maintenance charge includes maintenance of the grounds, lift, communal areas, exterior cleaning, buildings insurance and water rates.

Location and Directions
Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1DU

What3Words - things.earphones.surveyed

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