

# Rolfe East



## The Avenue, Sherborne, DT9 3AH

Guide Price £299,950

- SIMPLY FABULOUS TWO BEDROOM FIRST FLOOR APARTMENT - 860 SQUARE FEET.
- ALLOCATED PARKING SPACE FOR ONE CAR.
- BEAUTIFUL DECORATIVE ORDER THROUGHOUT.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- SITUATED ON THE BEST ADDRESS IN SHERBORNE - THE AVENUE.
- COMMUNAL DRYING AREA AND GARDEN AREAS.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- HANDSOME CHARACTER HAMSTONE BUILDING.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND MODERN uPVC DOUBLE GLAZING.
- TWO DOUBLE BEDROOMS AND FAMILY BATHROOM.

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# Flat 6 Saffron Court The Avenue, Sherborne DT9 3AH

With pleasant views - 'Flat 6 Saffron Court' is a beautifully presented, two double bedroom apartment (860 square feet) situated on the first floor of a handsome period property located on, arguably, the best address in Sherborne – The Avenue. It is a short walk to the historic town centre and mainline railway station to London Waterloo. There are countryside walks from nearby the front door at the two Sherborne Castles and Purlieu Meadows. The property boasts a communal garden and drying area plus one allocated parking space. The property boasts good levels of natural light from a sunny south westerly aspect at the front and pleasant views. It is heated by mains gas-fired radiator central heating and also benefits from recently replaced uPVC double glazing. The accommodation briefly comprises communal ground floor entrance and hallway, private first floor entrance reception hall, sitting room / dining room, open plan kitchen breakfast room, master double bedroom with en-suite shower room, second double bedroom and a family bathroom. The stunning, historic town centre of Sherborne is a short walk away with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. THIS EXEMPLARY APARTMENT MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: C



Communal front door and entrance hall. Communal staircase rises to the first floor. Private front door to

**ENTRANCE RECEPTION HALL:** 12'1 maximum x 6'11 maximum. A useful L-shaped greeting area providing a heart to the home, inset ceiling lighting, feature timber effect flooring, radiator, moulded skirting boards and architraves, entry intercom phone. Panel door leads to shelved storage cupboard. Panel doors lead off the entrance reception hall to the main rooms.

**SITTING ROOM / DINING ROOM:** 16'9 maximum x 21' maximum. A simply fantastic main reception room boasting good proportions, two feature Hamstone windows to the front with uPVC double glazed windows boasting a sunny westerly aspect, two period style radiators, timber effect flooring, moulded skirting boards and architraves, TV point, telephone point.

**KITCHEN BREAKFAST ROOM:** 12'10 maximum x 11'9 maximum. Another superb room, an extensive range of modern fitted kitchen units comprising granite effect laminated worksurface and surrounds, inset composite sink bowl and drainer unit with mixer tap over, inset induction electric hob with glass splashback, a range of drawers, pan drawers and cupboards under, corner carousel unit, cupboard housing water softener, integrated washing machine, fitted stainless steel Siemens dishwasher, a range of matching wall mounted cupboards, wall mounted cupboard houses gas fired combination boiler, integrated fridge and freezer, built in stainless steel electric oven and grill, stainless steel Neff microwave, timber effect laminated flooring, inset ceiling lighting, period style radiator, moulded skirting boards and architraves, uPVC double glazed window to the rear, concealed wall mounted cooker hood extractor fan.

**MASTER BEDROOM:** 13'2 maximum x 12'10 maximum. A generous double master bedroom, uPVC double glazed window to the side, fitted radiator, moulded skirting boards and architraves. Door leads to

**EN-SUITE SHOWER ROOM:** 7'9 maximum x 2'9 maximum. A modern white suite comprising low level WC, circular wash basin on washstand with cupboard under, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, chrome heated towel rail, extractor fan.

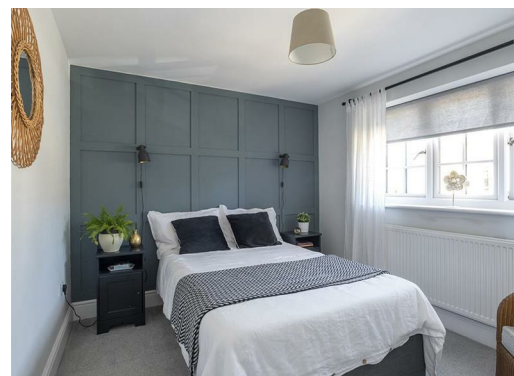
**BEDROOM TWO:** 12'3 maximum x 8'11 maximum. A second double bedroom, uPVC double glazed window to the side, radiator, moulded skirting boards and architraves, feature painted wall panelling, double doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 9'6 maximum x 6' maximum. A modern replacement white suite comprising low level WC, wash basin over storage draw, panel bath with wall mounted mains shower over, tiling to splash prone areas, illuminated alcove, timber effect flooring, heated towel rail, moulded skirting boards and architraves, shaver point, extractor fan. Panel door leads to linen cupboard with fitted shelves.

#### **OUTSIDE:**

This property comes with one allocated parking space at the front. It also has the use of communal lawned areas and communal drying area.



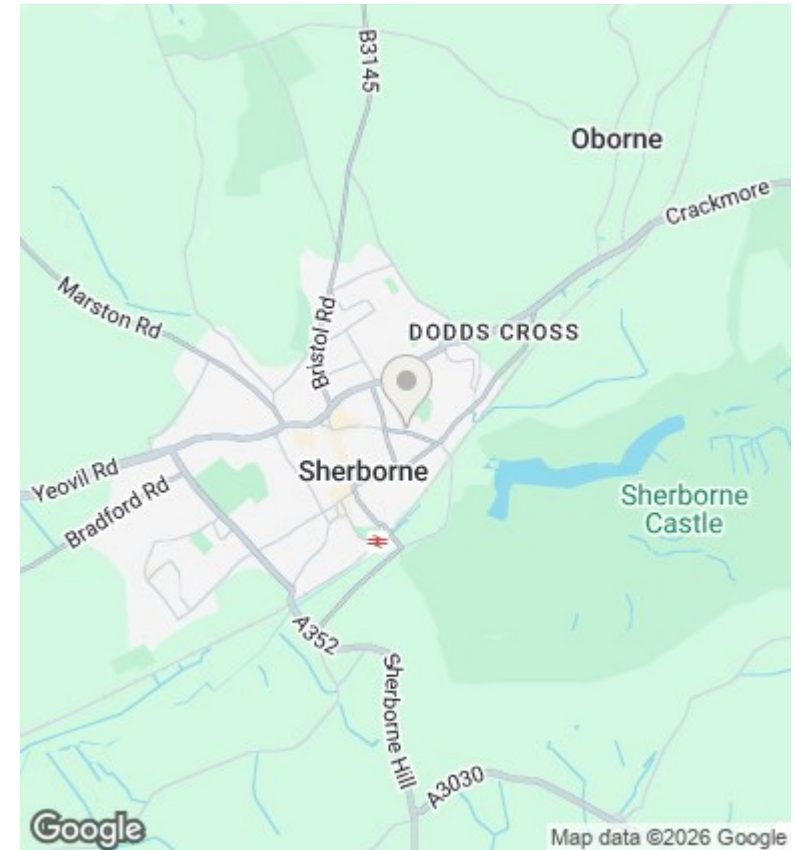


Saffron Court, The Avenue, Sherborne, Dorset, DT9



Floor Plan  
Approximate Floor Area  
860 sq.ft  
(79.90 sq.m)

Approximate Gross Internal Floor Area 860 sq. ft / 79.90 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. Where 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

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	