



11 HANOVER COURT HOGSHILL STREET

Beaminster, DT8 3LR

Price £129,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Number 11 Hanover Court is a first-floor retirement apartment situated in an over 60's development just a short walk from Beaminster Square. This well-presented apartment briefly comprises two bedrooms, living room, fitted kitchen and modern bathroom. Located close to the town's amenities, the property also benefits from allocated parking and well-maintained communal gardens.

Situation

The local area*

6.4 x miles - Bridport

7 x miles - Crewkerne

7.9 x miles - Jurassic Coast

*All distances are approximate and sourced from Google Maps.

The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	

PROPERTY DESCRIPTION

Entrance Hall

There is an intercom entry system leading to a communal hall with stairs to the first floor and flat entrance. Hallway with airing cupboard, storage cupboard and doors to all rooms.

Kitchen

Fitted kitchen with a range of base and wall units, stainless steel sink and drainer and grey tiled splashbacks. Electric cooker, space for fridge, space and plumbing for washing machine. Window overlooking communal gardens.

Living Room

A comfortable dual aspect room, electric radiator.

Bedroom 1

Double bedroom with two fitted wardrobes, window to rear aspect.

Bedroom 2

Single bedroom with a fitted wardrobe and window to rear aspect.

Bathroom

Modern suite comprising walk-in shower, WC, sink with vanity unit and heated towel rail.

Gardens & Parking

The flat enjoy communal areas of lawn with paved paths and wooden benches, various mature shrubs and small trees. All gardens are maintained by the management company, Anchor Hanover. Flat 11 benefits from an allocated parking space in the car port. There is also additional parking for visitors.

Tenure & Service Charge

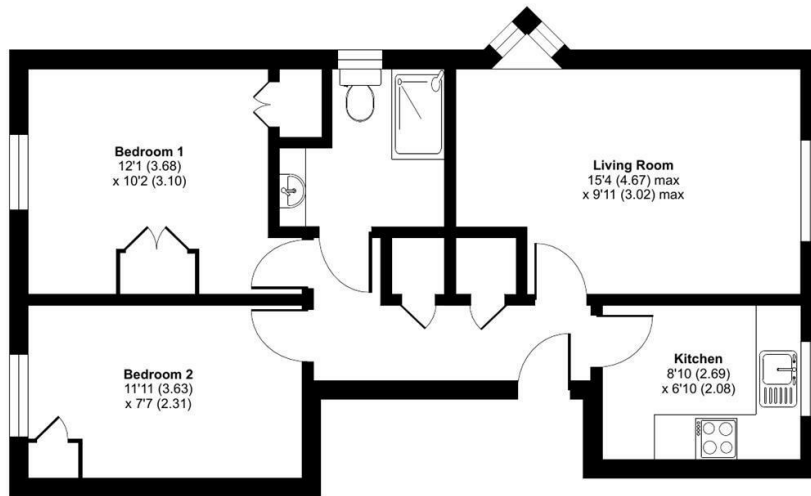
The property is leasehold with a remaining lease of 62 years. A 99 year lease from 1986.

There is a service charge with monthly payments of £221.97. For 2024, the monthly service charge will increase to £282.46.

Hogshill Street, Beaminster, DT8

Approximate Area = 559 sq ft / 51.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1058518



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

