



I HANOVER COURT HOGSHILL STREET

Beaminster, DT8 3LR

Price £135,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Number 1 Hanover Court is a ground-floor retirement apartment situated in an over 60's development, just a short walk from Beaminster Square, conveniently located close to the town's amenities. Constructed with reconstituted stone under a tiled roof, the property is well-presented and briefly comprises sitting room, kitchen, modern bathroom and two bedrooms. The communal gardens can be enjoyed and there is resident's parking, along with an intercom phone entry system.

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

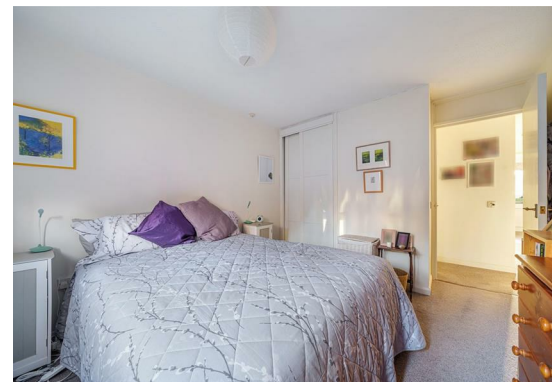
Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other 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 Council Tax Band: B

Tenure: Leasehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(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 the apartment door to the right-hand side. Upon entering the apartment, there is a hall with airing cupboard, storage cupboard and door to all rooms.

Sitting Room

A good-sized, dual aspect room with built-in bookcase and built-in entertainment cabinet. Electric radiator.

Kitchen

Fully fitted kitchen with a range of wall and base units, integral fridge, electric cooker with extractor fan over. Space and plumbing for washing machine, stainless steel sink with drainer, window to front and shelf for additional storage.

Bedroom 1

A comfortable double bedroom with fitted wardrobe, electric radiator and window to rear aspect.

Bedroom 2

Single bedroom with window to rear aspect and electric radiator. Fitted wardrobe and dressing table.

Bathroom

Modern white suite comprising walk-in shower with monsoon shower head and hand-held outlet, WC, wash hand basin with vanity unit and heated towel rail.

Outside

Communal areas of lawn with paved paths and wooden benches, various mature shrubs and small trees, plus a bin storage area. Gardens are maintained by the managed company, Anchor Hanover. Behind the property there is parking for residents of Hanover Court, plus visitor parking, however Flat 1 does not have an allocated parking space.

Tenure & Service Charge

The property is leasehold with a remaining lease of 61 years. A 99-year lease which commenced in 1985.

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

Material Information

Additional information:

Mains electricity, water and drainage.

Water metered.

Electric heating.

No known issues with flooding for the past five years at least. For more information, please visit flood-map-for-planning.service.gov.uk/location.

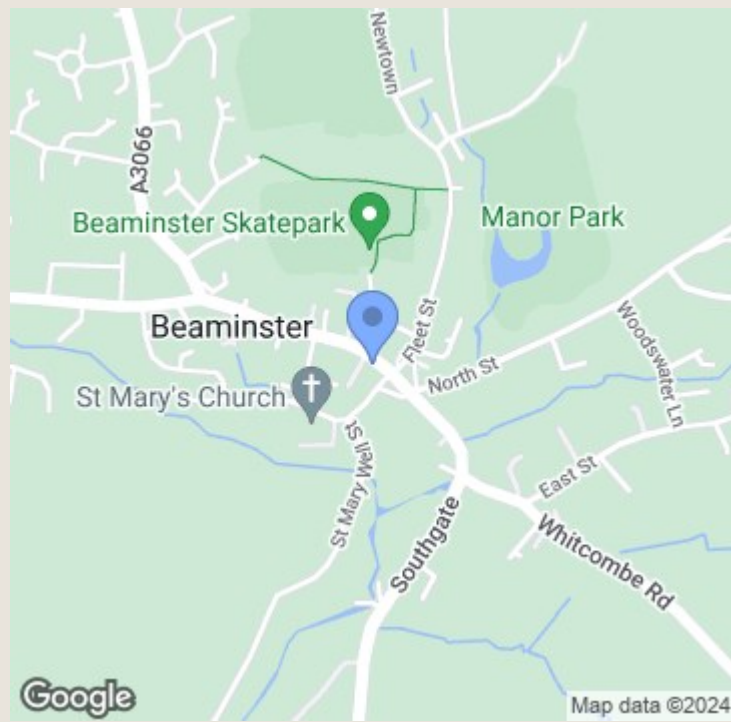
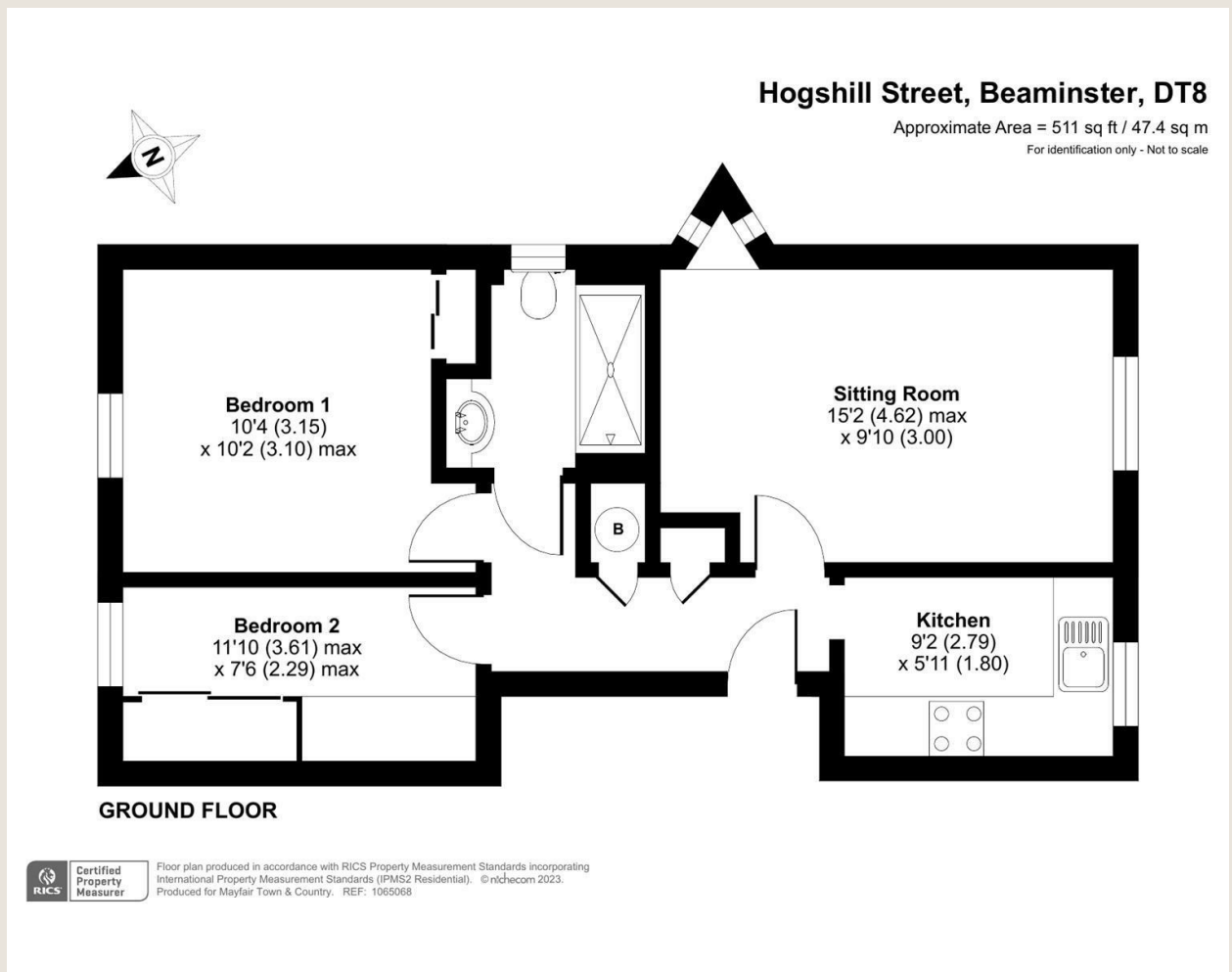
For more information regarding broadband and mobile signal or coverage in the area, please see below.

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Directions

From our office in Beaminster Square, proceed westerly on Hogshill Street. The drive for Hanover Court is the last turning on the right hand side, before you reach the mini-roundabout. Number 1 is situated in the property on the left hand side of the driveway.



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)

