

Towers Wills

Town & Country

£170,000



Flat 3, 1 Harbour Court, Harbour Way, Sherborne, Dorset, DT9 4Fh

Towers Wills are pleased to welcome to the market this spacious 1st floor flat within walking distance of the town centre. An ideal first time buy or investment opportunity and briefly comprising, open plan living, double bedroom, family bathroom. With the added benefit off allocated parking. **EARLY VIEWING IS ADVISED.**

Key Features

- Built 2018 - Only 3 Years Old
- Luxury 1st Floor Flat
- Town Centre Location
- Open Plan Living
- Allocated Off Street Parking
- Perfect Investment or First Time Buyer

Main Entrance door leading into the building with stairs to first floor landing.

Upon entering the flat a spacious hallway which gives access to all accommodation:

Master Bedroom 3.17m x 2.99m

With window outlook to the front and radiator.

Bathroom 3.04m x 1.94m

A modern suite fitted with panel bath with side screen and shower over, pedestal hand basin, WC, fully tiled, storage cupboard, heated towel rail and extractor fan.

Living/Kitchen/Diner 5.78m x 4.82m

To the rear of the flat and completing the accommodation the grand open plan living/kitchen area, with double aspect and bay windows creating a wealth of light. The kitchen comprises of a stainless steel sink drainer unit with mixer tap, a four ring gas hob with oven under and stainless steel extractor hood over, built in slimline dishwasher, built in fridge/freezer, combination boiler and radiators.

Parking

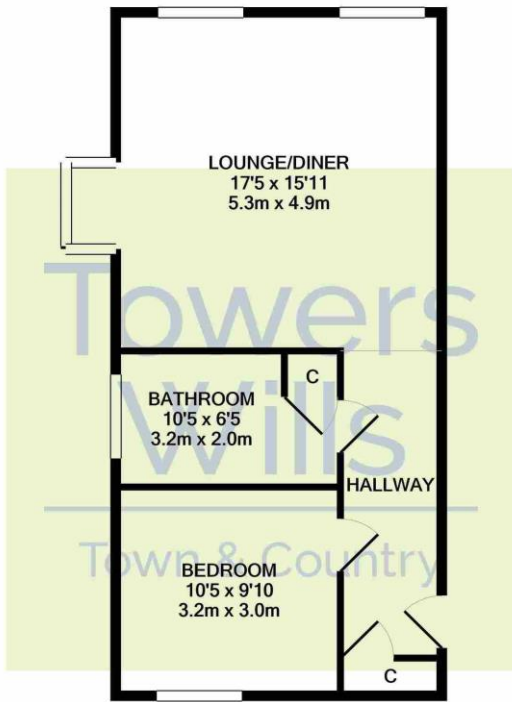
To the rear there is allocated parking for one vehicle.

Agents Note:

We have been informed by the vendor that the lease is 125 years from 2018. There is a maintenance charge of £80 Approx pcm. which include window cleaning, gardener, internal shared area cleaning, building insurance and car park maintenance. There is also an entrance telecom system with video for security and access.



Floor Plan



TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please Note No tests have been undertaken of any of the services and any intending purchasers should satisfy themselves in this regard. Towers Wills Ltd for themselves and for the vendor of this property whose agents they are, give notice that, (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Towers Wills or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Towers Wills or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

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Towers Wills

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