



Flat 8, Folly Mill Lodge



# Flat 8, Folly Mill

South Street, Bridport, DT6 3QS

Probably the most conveniently positioned retirement flat in Bridport. A charming and homely ground floor apartment offering two bedrooms, a main bathroom and an en-suite, all at the heart of South Street.

- 2 Generous Bedrooms
- Spacious living accommodation and hall,
- En-suite shower room, main bathroom
- Leasehold
- Ground floor position
- Contemporary Kitchen
- Communal areas, washing facilities, guest suite, communal gardens
- Council Tax Band D

Guide Price £230,000

## THE PROPERTY

Folly Mill Lodge is a purpose-built retirement block built by Churchill retirement living, which was built to a high specification and offers excellent additional facilities which include: laundry room, furnished communal owners lounge and kitchen area, guest suite, resident's car park, landscaped gardens, lodge manager, 24-hour care line and support system.



Number 8 is probably the most conveniently positioned retirement property in Bridport, situated just behind the communal entrance and facade on the ground floor which opens straight into its generous accommodation. Perfect for those with mobility problems or needing level access. The accommodation comprises; generous entrance hall with new Dimplex night storage heater, bathroom, primary bedroom offering built-in storage and having an en-suite shower room and a generous L-shaped guest bedroom with built-in wardrobes. The property presents in good order throughout, has a sizable sitting room with electric fire and south facing window, a contained kitchen with well-appointed units which has been refurbished by the recent owner, the integrated appliances are Bosch.

### OUTSIDE

Folly Mill Lodge can be approached directly from South Street, or alternatively from the rear where there is communal parking which is operated on a first come first served basis. From the rear of the property, past the parking area lies a small communal garden and courtyard with seating area which is kept in excellent order and offers level easy garden and external space.

### SERVICES

Mains water. Mains drainage. Electric heating (night storage heaters).

### TENURE AND GROUND RENT

Ground rent - £212.50 payable twice yearly (Feb/Sep) total £425 pa.

Service Charge - £1538.39 payable as above total £3076.78 pa.

Lease Length - 104 Years remaining. Original lease was 125 years from 1st April 2002.

There is a lodge manager and 24 hour care line system.

### VIEWINGS

Strictly by appointment through Stags, Bridport

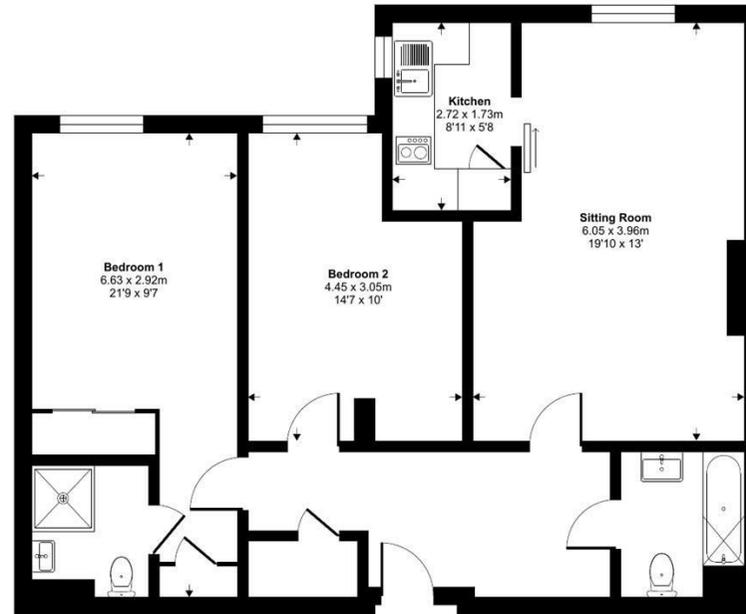
### DIRECTIONS

From our South Street office, the property can be found almost directly opposite next to the Bridport museum.



Approximate Area = 835 sq ft / 77.5 sq m

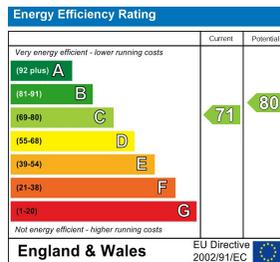
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Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 979171



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