



Sturminster Road, Stockwood

£190,000

- **Energy Rating - C**
- **Allocated Parking Space**
- **Perfect First Home**
- **Juliet Balcony**
- **Gas central Heating**

- **Second Floor Two Bedroom Flat**
- **Built In Oven & Hob**
- **Open Plan Lounge/Diner**
- **UPVC Double Glazing**
- **Light And Airy**

Greenwoods proudly presents a delightful two-bedroom second-floor flat nestled in the sought-after Sturminster Lodge. Strategically located for easy access to bus routes and local shops, this flat promises a comfortable and well-connected lifestyle.

Step into a spacious open living area seamlessly connected to a galley kitchen featuring a built-in oven & hob. The living area extends to a charming Juliette balcony, enhancing the overall light and airy ambiance of the flat.

There are two bedrooms, creating a cozy and inviting atmosphere. The bathroom, accessible from the entrance hall, is equipped with a shower over the bath.

Throughout the flat, a well-maintained and snug ambiance makes it an ideal choice for a first home. Notable features include gas central heating via a combination boiler, double glazing, and an allocated parking space.

Seize the opportunity to revel in the comfort and convenience this property brings. Don't miss out on this chance to make it your home.

Lounge/Diner 18'0" x 9'10" (5.49 x 3.00)

Kitchen 10'2" x 5'11" (3.12 x 1.82)

Bedroom One 10'11" x 9'10" (3.34 x 3.00)

Bedroom Two 10'11" x 6'7" (3.34 x 2.03)

Bathroom 10'2" x 5'6" max (3.11 x 1.70 max)

Council Tax Band - A

Tenure - Leasehold

Lease term - 999 Years From 1 May 2004

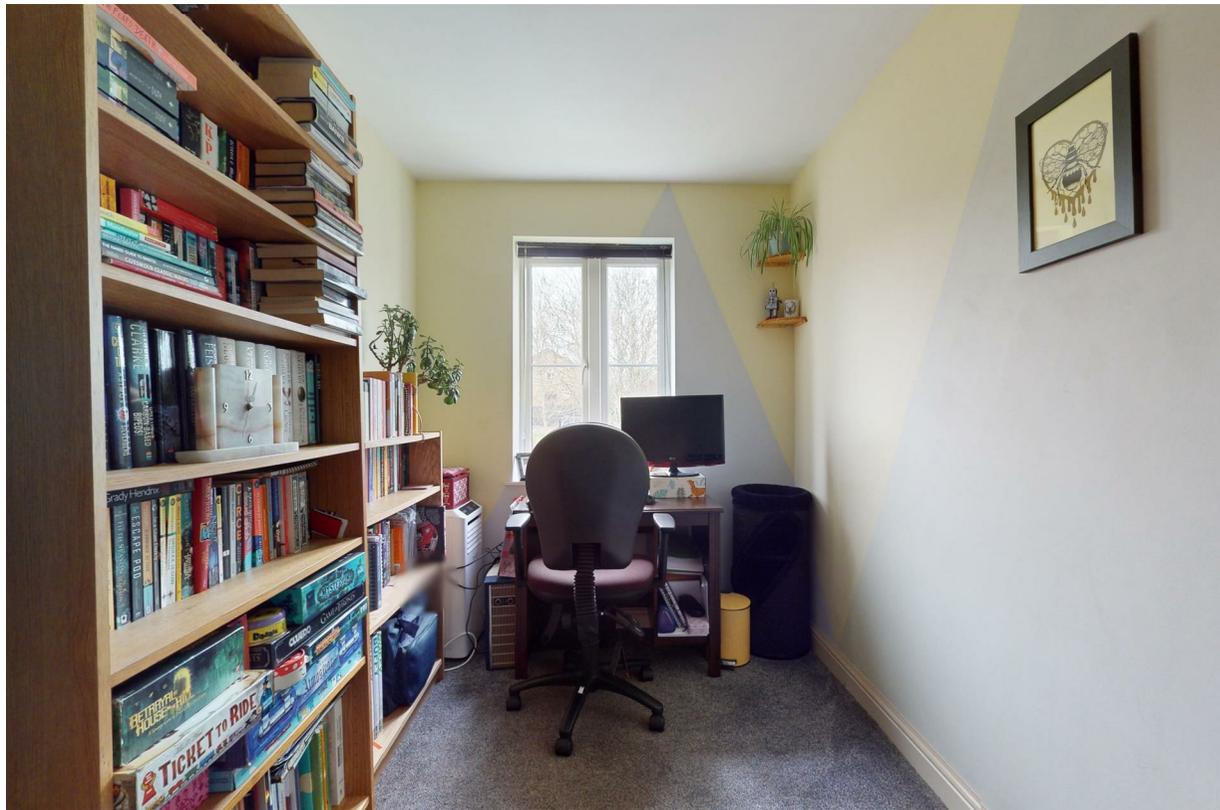
Lease Start Date 14/11/2005 - Lease end date 01/05/3003 - 979 years remaining

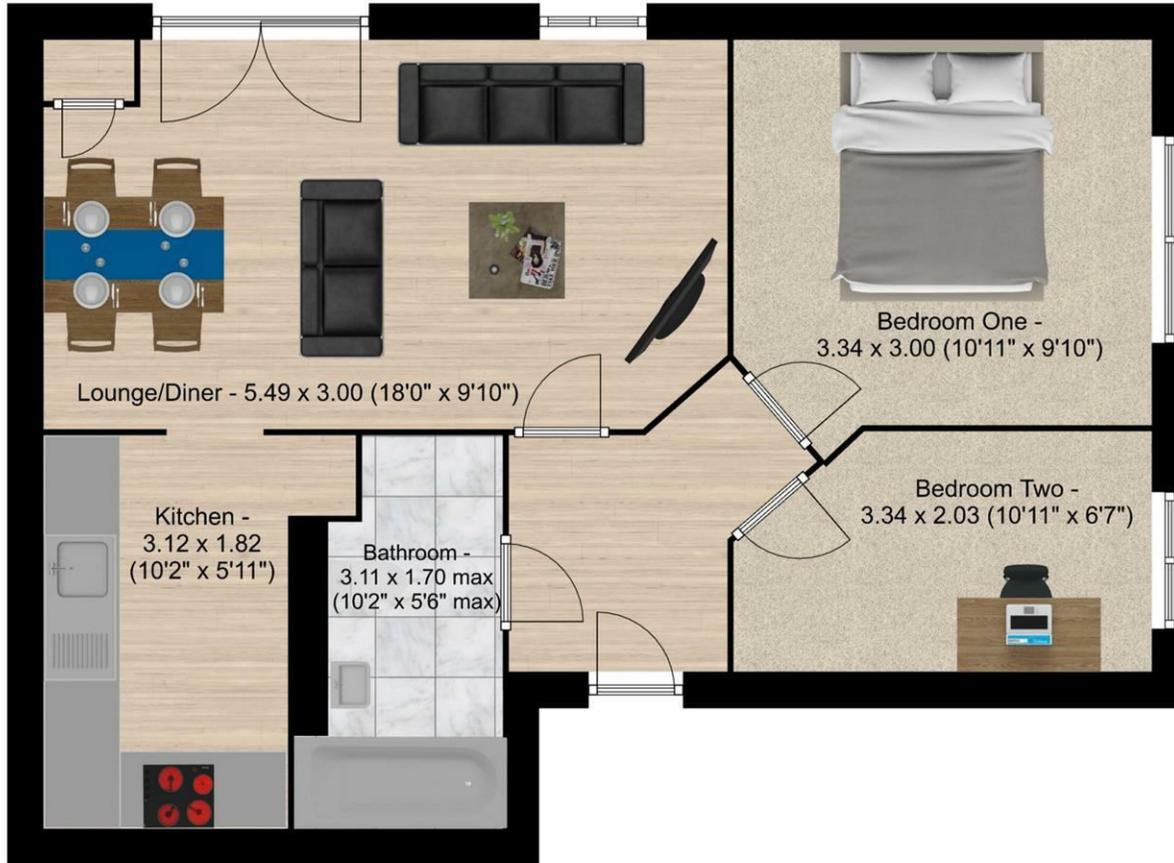
Service Charge - £1350.75 per year (£127per month)

Ground rent - Peppercorn (amount TCB)

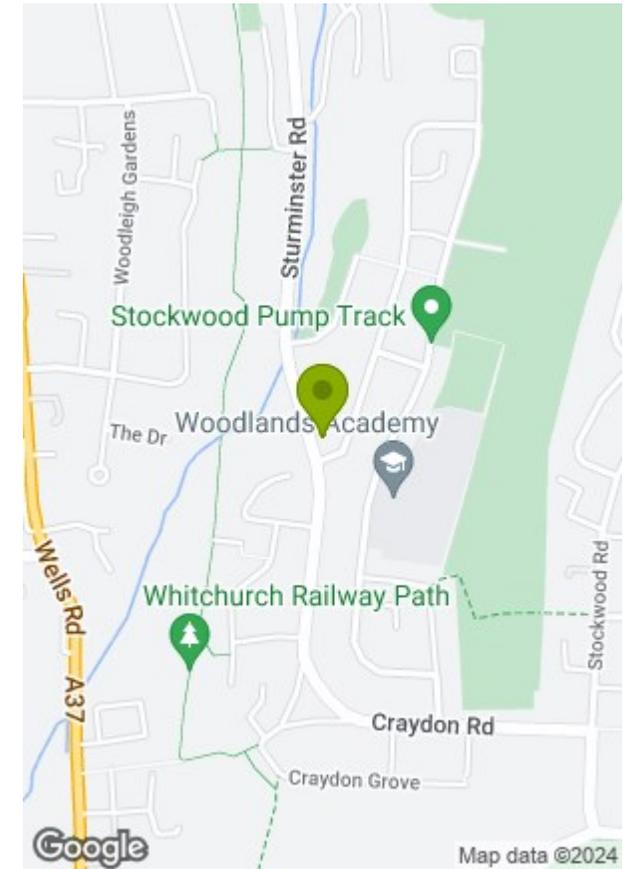








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Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 75 | 81 |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

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