

Rolfe East



The Avenue, Sherborne, DT9 3AH

Guide Price £295,000

- LARGE GROUND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS.
- COMMUNAL GARDENS AND DRYING AREA.
- SHORT WALK TO WAITROSE STORE AND SHERBORNE TOWN CENTRE.
- NO FURTHER CHAIN.
- TOP RESIDENTIAL ADDRESS IN SHERBORNE - THE AVENUE.
- RECENTLY RENOVATED - BEAUTIFUL DECORATIVE ORDER THROUGHOUT.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- ALLOCATED PARKING FOR ONE CAR PLUS COMMUNAL VISITORS PARKING.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- GAS FIRED RADIATOR CENTRAL HEATING AND uPVC PERIOD STYLE DOUBLE GLAZING.

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Flat 1 Saffron Court The Avenue, Sherborne DT9 3AH

GROUND FLOOR FLAT - EXCELLENT EASE OF ACCESS! NO FURTHER CHAIN. 'Flat 1 Saffron Court' is a simply spectacular, spacious, ground floor apartment forming part of a handsome, imposing building in Sherborne's top address - The Avenue - a short walk to the town centre, Waitrose Store and mainline railway station to London Waterloo. The flat has been recently refurbished and is presented in excellent decorative order throughout. It boasts a long lease of over 900 years and has very well-tended communal areas. It comes with the use of communal gardens, a drying area and allocated parking for one car. The property is heated via a mains gas fired radiator central heating system and also benefits from period-style uPVC double glazing. There are remote controlled blackout blinds throughout. Being ground floor, this flat has excellent accessibility for those with mobility issues. The well-arranged accommodation boasts good levels of natural light and comprises entrance reception hall, large open-plan sitting room / dining room, kitchen breakfast room, two generous double bedrooms and a family shower room (formerly incorporating a bath). The superb property is situated in a prestigious residential address with beautiful Dorset countryside a short drive from the front door. The historic town centre of Sherborne is only a short walk away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station to London Waterloo. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant. NO FURTHER CHAIN.



Council Tax Band: C



Communal front door and entrance hall, private panelled front door leads to entrance reception hall.

Entrance Reception Hall – 12'2 Maximum x 6'10 Maximum

An L-Shaped entrance reception hall providing a greeting area and a heart to the home, coved ceiling, timber effect laminate flooring, contemporary wall mounted radiator, entry phone intercom system, door leads to hall cupboard, doors lead off the entrance hall to the main rooms.

Open plan Sitting Room / Dining Room – 20'11 Maximum x 16'4 Maximum

A generous L-Shaped main reception room, two period style feature double glazed windows to the front with cut Hamstone surrounds, enjoying a westerly aspect and the afternoon sun, two contemporary radiators, TV point, period style ceiling cornice, telephone point.

Kitchen Breakfast Room – 13'3 Maximum x 11'10 Maximum

A range of contemporary kitchen units, comprising quartz work surface, inset stainless steel Franke sink with mixer tap over, retro-metro tiled surrounds, inset Siemens induction electric hob, a range of drawers and cupboards under, integrated Siemens dishwasher, space and plumbing for washing machine, a range of matching cupboards, inset Siemens electric oven and grill, integrated fridge and freezer, wall mounted cooker hood extractor fan, inset feature ceiling lighting, double glazed window to the side, timber effect laminate flooring, contemporary wall mounted radiator, wall mounted cupboard houses mains gas fired combination boiler.

Bedroom One – 13'2 Maximum x 12'11 Maximum

A generous double bedroom, double glazed window to the side, contemporary radiator, period style ceiling coving, painted feature wall panelling, a range of fitted bedroom furniture including two double wardrobes, overhead cupboards, fitted dressing table.

Bedroom Two – 12'2 Maximum x 8'11 Maximum

A second generous double bedroom, double glazed window to the side, contemporary wall mounted radiator, a range of fitted bedroom furniture comprising two wardrobes, overhead cupboards, fitted dressing table.

Family Shower Room – 9'7 Maximum x 5'11 Maximum

A contemporary white suite comprising, fitted low level WC, wash basin over storage cupboard, mixer tap over, double sized glazed walk-in shower cubicle with wall mounted rain mains shower over, chrome heated towel rail, inset feature ceiling lighting, extractor fan, illuminated alcove, illuminated wall mirror and bathroom cabinet, timber effect ceramic floor tiles, door leads to fitted linen cupboard with slatted shelving.

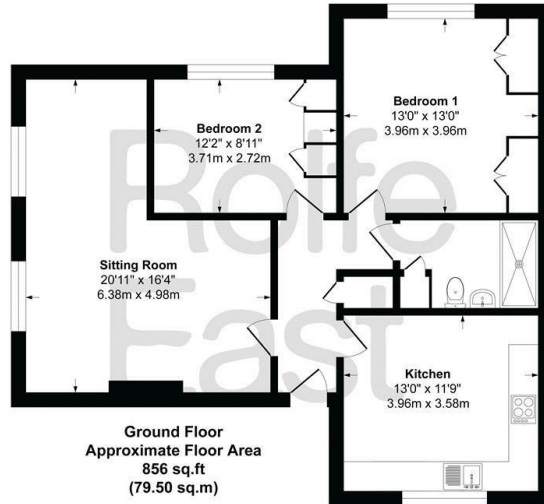
Outside

This property comes with one allocated parking space. There is also the use of communal gardens and drying area.



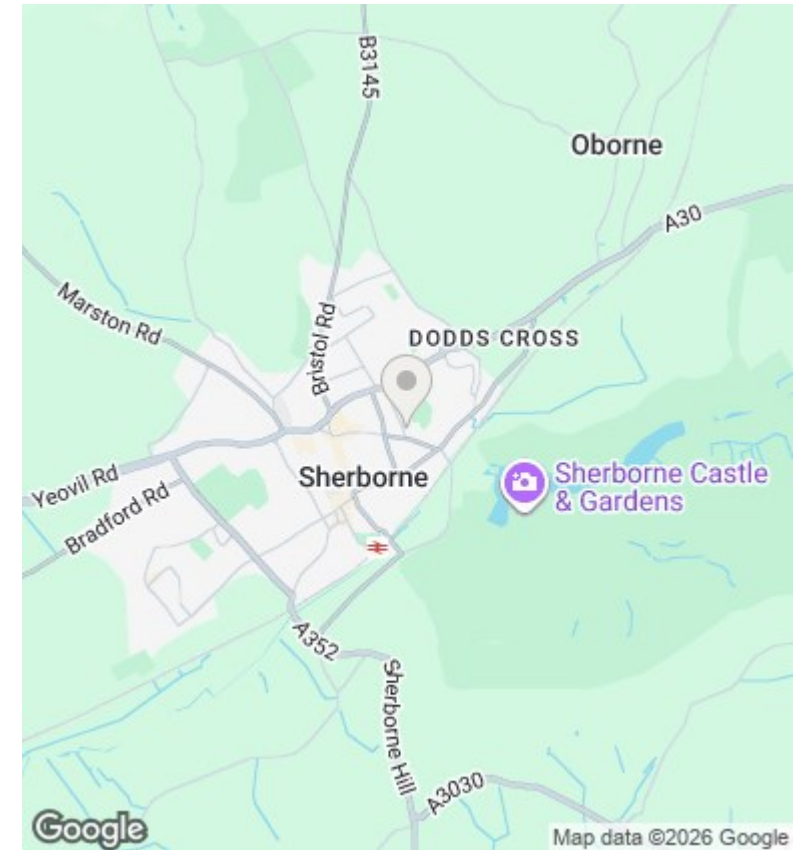


Saffron Court, The Avenue, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 856 sq. ft / 79.50 sq. m

© 2022 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC