

# Rolfe East



## Cedar Park, Sherborne, DT9 4FT

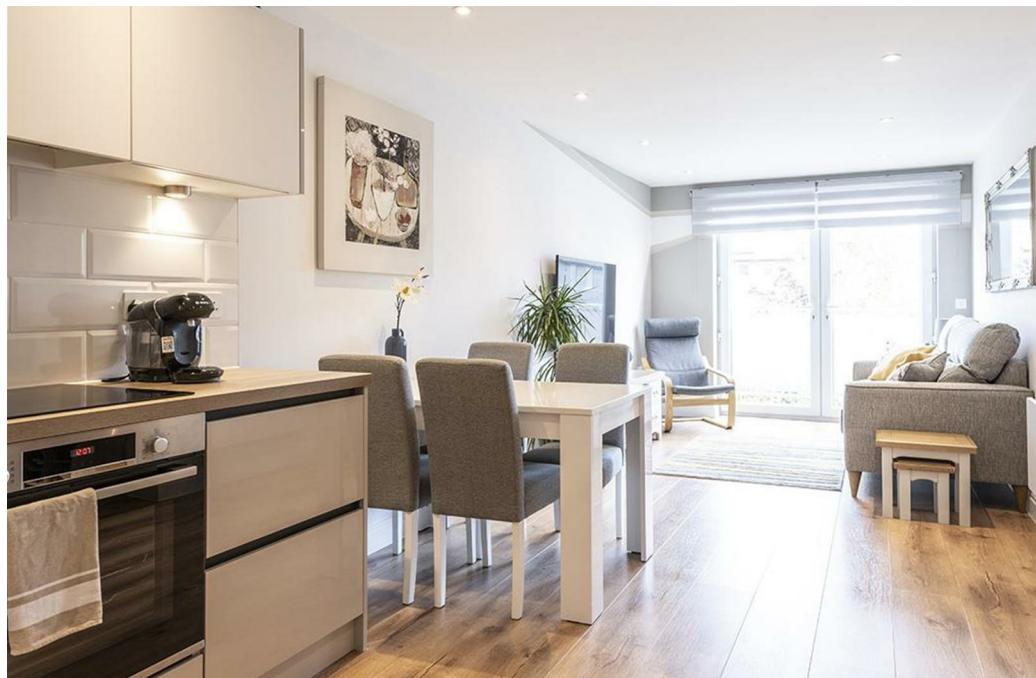
Guide Price £179,950

- STUNNING FIRST FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS.
- ALLOCATED PARKING FOR ONE CAR IN SECURE, GATED RESIDENTS PARKING AREA.
- MODERN ELECTRIC HEATING AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.
- BUILT IN 2021 AND HARDLY USED - 'AS NEW' CONDITION!
- STYLISH OPEN-PLAN LIVING WITH PRIVATE BALCONY.
- SHORT WALK TO SURROUNDING COUNTRYSIDE AND SHERBORNE TOWN CENTRE.
- TEN YEAR NHBC.
- GREAT LEVELS OF NATURAL LIGHT.
- SHORT WALK TO RAILWAY STATION TO LONDON WATERLOO.

NO FURTHER CHAIN. 'AS NEW' CONDITION! 'Flat 29 Cedar Park' is a simply stunning, first floor apartment offering a stylish and contemporary open-plan living space. Cedar Park is a stylish new development built in 2021. This fabulous flat is stylishly finished with a modern kitchen, bathroom, tiling, lighting and floor coverings. It is heated by efficient electric panel heaters and boasts uPVC double glazing. There is a superb Juliet balcony and sun terrace off the living room boasting a sunny easterly aspect. The flat comes with one allocated parking space in a secure, gated area plus a visitors parking facility. The deceptively spacious, well-arranged accommodation enjoys a good level of natural light and comprises communal entrance hall and stairwell, entrance reception hall, open-plan sitting room / dining room / kitchen, two generous double bedrooms and a family bathroom. It is only a short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. Sherborne has also 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 restaurant that is in the building of the original Sherborne House. This property is ideal for aspiring singles or couples looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers moving from the South East linked with the local schools. The property has countryside walks nearby at Purlie Meadows, the two Sherborne Castles and the Quarr Nature Reserve – ideal as you do not need to put the children or the dogs in the car!



Council Tax Band: B



Communal front door leads to communal entrance hall, communal staircase rises to the first floor. Private front door leads to

**MAIN OPEN-PLAN LIVING AREA:** 27'8 maximum x 9'6 maximum. A superb contemporary open-plan living space split into two main areas.

Sitting room area - Oak effect laminate flooring, inset ceiling lighting, TV point, telephone point, electric panel heater, uPVC double glazed double French doors open onto PRIVATE BALCONY enjoying an easterly aspect and the morning sun.

Dining area/kitchen area - An extensive range of contemporary kitchen units comprising oak effect laminated worksurface, decorative retro-metro tiled surrounds, inset composite sink bowl and drainer unit with mixer tap over, inset Bosch electric induction hob with stainless steel Bosch electric oven under, a range of drawers and cupboards under, integrated Bosch dishwasher, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, oak effect laminate flooring, electric panel heater, telephone intercom entry system.

Entrance from the open-plan living area leads to

**INNER HALL:** 14'6 maximum x 3'8 maximum. Inset ceiling lighting, oak effect laminate flooring, panel door leads to utility cupboard housing electric hot water cylinder/boiler, space and plumbing for washing machine.

Panel doors lead off the inner hall to further rooms.

**BEDROOM ONE:** 13'7 maximum x 8'2 maximum. A generous double bedroom, uPVC double glazed window to the front

boasting a sunny easterly aspect, electric panel heater.

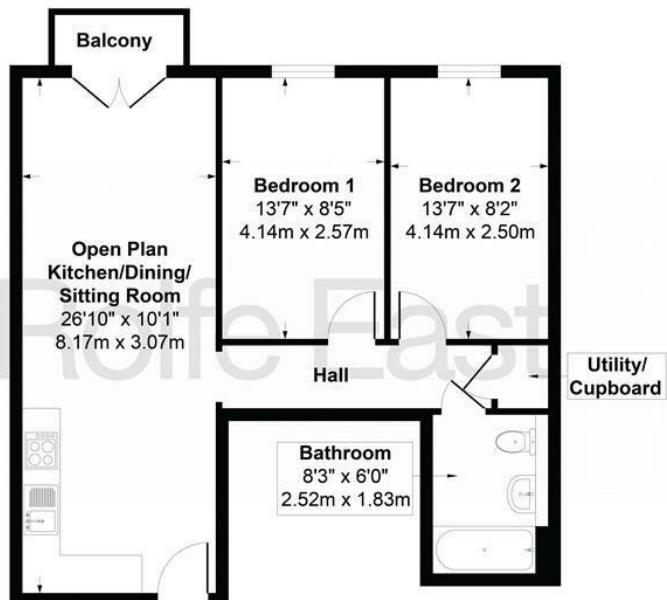
**BEDROOM TWO:** 13'7 maximum x 8'4 maximum. A second generous double bedroom, uPVC double glazed window to the front, boasting a sunny easterly aspect, electric panel heater.

**FAMILY BATHROOM:** 8'6 maximum x 5'3 maximum. An ultra-modern white suite comprising fitted low level WC, wash basin over storage draw with mixer tap over, tiled panel bath with glazed shower screen, tiled surrounds, wall mounted main shower over, wall mounted mirror, extractor fan, inset feature ceiling lighting, chrome heated towel rail, feature tiling to splash prone areas and floor, shaver point.

#### OUTSIDE:

This property benefits from a private balcony access via the sitting room area. It comes with one allocated parking space in a secure gated residents parking area plus visitors parking facility.

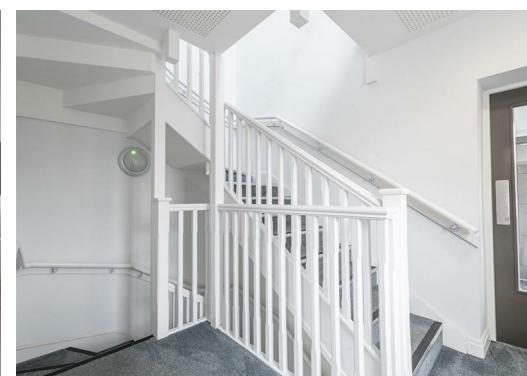
Cedar Park, Granville Way, Sherborne, Dorset, DT9



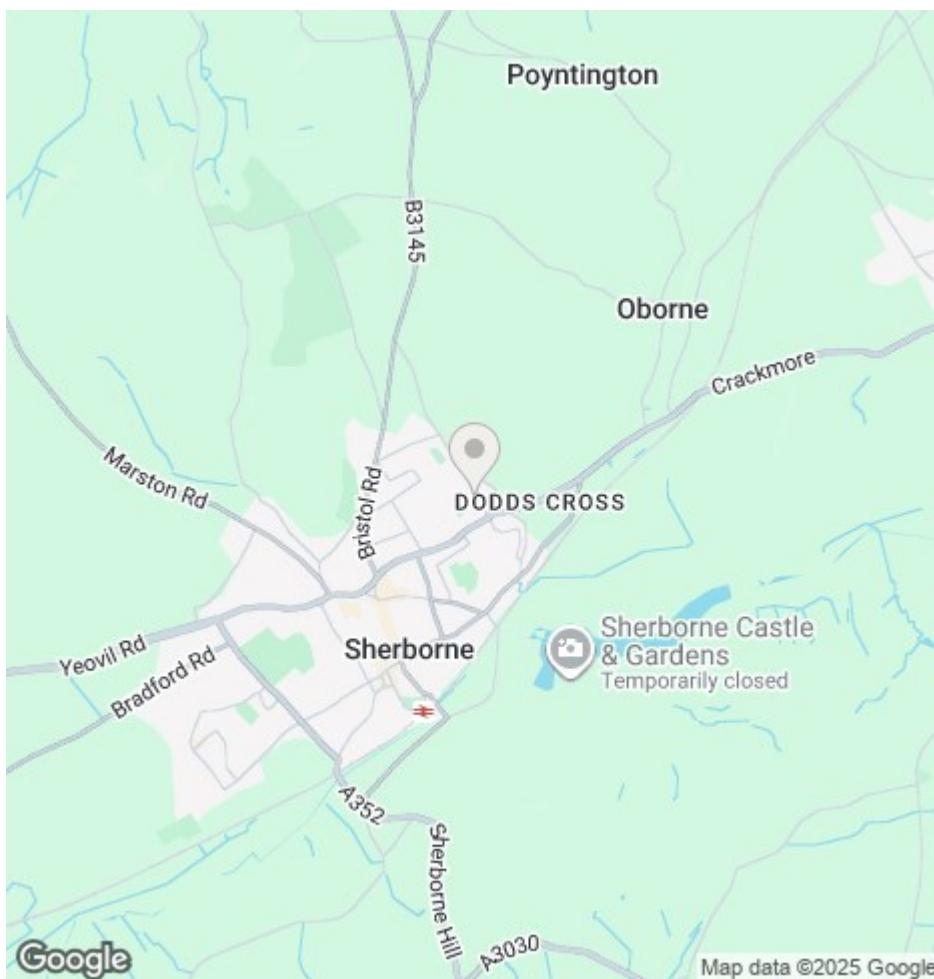
**Floor Plan**  
**Approximate Floor Area**  
**619 sq.ft**  
**(57.49 sq.m)**

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst 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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC