

17 St James Park

Bradpole Bridport Dorset
DT6 3UR



Guide Price £220,000 Share of Freehold

A ground floor 2 bed apartment in newly refurbished order within a small over 55's flats/cottages complex with private sunny garden and garage and in a lovely communal garden setting



SITUATION: The property is one of approx 26 flats/cottages built in 1988 with an over 55's occupancy restriction and no pets allowed. It is set in delightful communal gardens but has its own private and enclosed garden space enjoying southerly sunshine and a garage in a block closeby.

This is a quiet and tucked away location enjoying privacy and seclusion and within a lovely community. The village of Bradpole has a village hall, working man's club, recreational areas, butcher's shop, Parish Church, bowling club and Seal's Cove activity centre. There are many walks into the scenic open countryside but particularly there is a walkway/cycle route accessed close by which leads into the town centre of Bridport some 2 miles to the south through the meadows and at the rear of the Co-op and Lidl supermarkets. There is also a community-run bus service into Bridport and back on market days. There are further walking/cycling connections to the seaside at West Bay where there is a fishing/boating harbour, beaches, golf course, water sports and regular clubs such as Blue Tits swimming group and a gig-rowing club.

The vibrant town centre of Bridport offers mainly independent shops, an Art Centre, Electric Palace theatre/cinema, artists 'and vintage quadrant and Leisure Centre with indoor swimming pool and fitness suites. The central Bucky Doo Square hosts bands, events and festivals all year round and there are so many organisations to get involved with.

THE PROPERTY comprises a 2-bed ground floor apartment within a 3-storey block of traditional construction featuring attractive stone elevations with brick quoins under a slate roof. The property has recently undergone extensive modernisation with new kitchen and shower room fittings, new flooring and modern gas-fired boiler. There are also uPVC double-glazed windows throughout. The property is now ready to be occupied and enjoyed immediately without further work required and offers an early retirement lifestyle. The furniture and fittings are also mainly new and available to purchase.

There is a delightful private garden area well enclosed with wooden fencing comprising a patio and hard-landscaped garden with shaped herbaceous border and including a small wooden storage shed. The communal gardens lie to the north-western central reservation and are well planted and with seating areas for communal gatherings.

A garage lies in the block close by and there is a parking permit for visitors.

DIRECTIONS: From the centre of Bridport travelling north on the Beaminster Road proceed into Bradpole. Take the turning right next to the King's Head pub into village road and proceed to the junction with the Loders Road. Turn right and right again into St James's and the property will be found in the south-west corner.

THE ACCOMMODATION comprises the following:

Communal entrance door with phone entry system opening to the

COMMUNAL ENTRANCE HALL where the mail boxes are situated and where there is an understairs' cupboard providing access to electric and water meters (the gas meters are outside the front door). The entrance door to No 17 lies on the right-hand side and opens to the:

PRIVATE ENTRANCE HALL which forms a long passageway off which there is a built-in cupboard for storage and with high level shelf over housing the electric consumer unit, coat peg racks and plumbing for a washing machine. Intercom entry system.

SITTING ROOM with window to the front aspect, electric fireplace feature and double-glazed French doors opening to the rear decked area and garden. Double, obscure-glazed doors open into the

KITCHEN with modern fittings comprising wall-mounted cupboards, base cupboards and drawers with attractive work surfaces over and incorporating a single drainer stainless steel sink unit with mixer tap, free-standing electric cooker with hood over, wall-mounted cupboard housing the Worcester mains gas combi-boiler, sliding out pantry cupboard, upright fridge/freezer space, under-unit lighting and concealed ceiling downlighters. Window overlooking the communal gardens to the front.

BEDROOM 1 with window to the front and his and hers double-doored wardrobe cupboards.
BEDROOM 2 with double-doored built-in wardrobe with rail and shelf over and window to the rear garden.
SHOWER ROOM recently refurbished with a modern suite comprising a corner shower, boxed in toilet in cupboard housing with shelf extending over. Half-tiled walls, extractor fan, attractive vinyl flooring to compliment, wall mirror over basin with strip light/shaver point over, obscure-glazed window to the side, upright towel rail/radiator.

OUTSIDE

There are **COMMUNAL GARDENS** to the front, well tended and planted with sitting areas for everyone to enjoy.

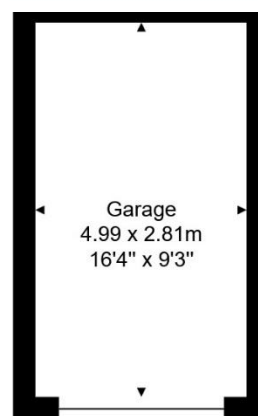
There is a south-facing garden enclosed by high wooden fencing extending to the rear, mainly providing a paved area for sitting out and then a gravelled area with bird bath/display areas with a shaped herbaceous border all well planted. There is a narrow wooden store shed also here.

TENURE: The property is offered on a 999-year lease dating from 1988 with a share of the freehold. The funds are held under Knapp Management Ltd but there is no management company as such and accounts are prepared in-house to save expenses. The service charge is £1,600 per annum and is paid in 2 6 monthly instalments of £800.

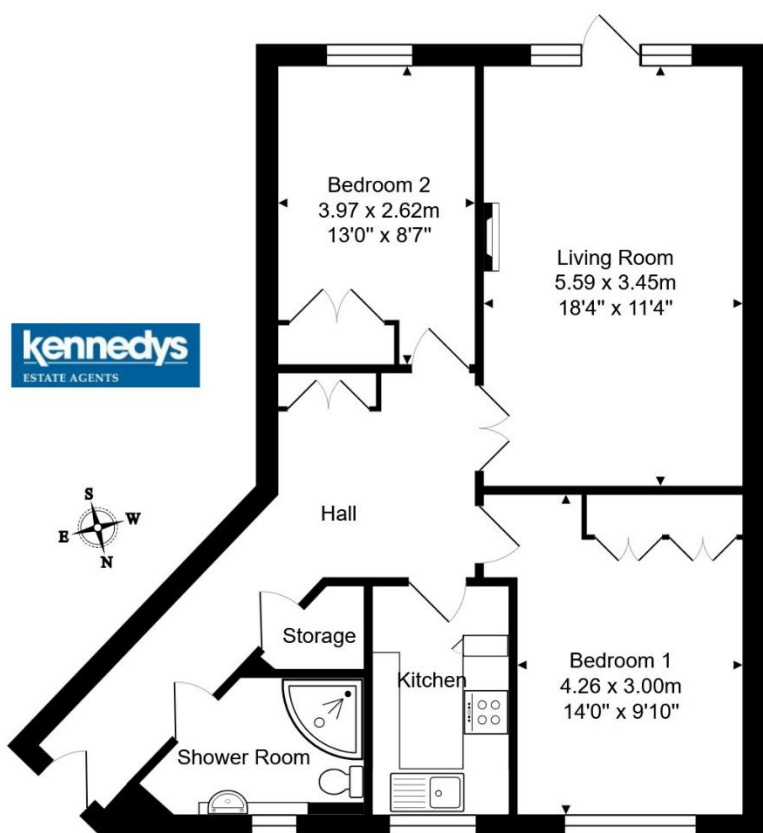
SERVICES: Mains water, electricity, drainage and gas. Mobile and broadband signal/speeds - see Ofcom website. Council Tax Band 'C'.

TC/CC/KEA260010/140226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Total Area: 69.6 m² ... 749 ft² (excluding garage)

Not to scale. Measurements are approximate and for guidance only.



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