



Apartment 3

Farrer Estate

East Stoke

BH20 6AT

Immaculate 1 bedroom ground floor flat set in this historic manor house set within several acres of grounds and allocated parking

Guide Price £260,000

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Apartment 3 is a premium converted 1 bedroom ground floor Apartment set within the historic Manor House of the Farrer Estate, entered via the grand entrance hall with its high archway ceilings, original fireplace and seating area, providing an impressive entranceway when receiving guests.

The apartment is well-apportioned combining traditional features of high ceilings throughout, new sash windows and hard wood flooring.

This is prevalent when first entering the spacious sitting and dining room with its high ceilings and plenty of space for entertaining.

The Kitchen is contemporary and bespoke from renowned designers' 'Kitchen Elegance', fitted with Quartz worktops and plenty of storage space via a range of wall mounted and fitted cupboards and drawers. The Kitchen offers built-in appliances of a full-height fridge freezer, washer/dryer and dishwasher.

The bedroom is of a generous size with high ceilings and ample space for wardrobes. The large feature window with its westerly aspect overlooking the gardens beyond floods the room with light in the latter parts of the day.

The bathroom is tastefully designed by Bathroom Elegance with marble tiling throughout, a bath with rain shower overhead and traditional chrome fittings, WC, vanity unit and heated towel rail.

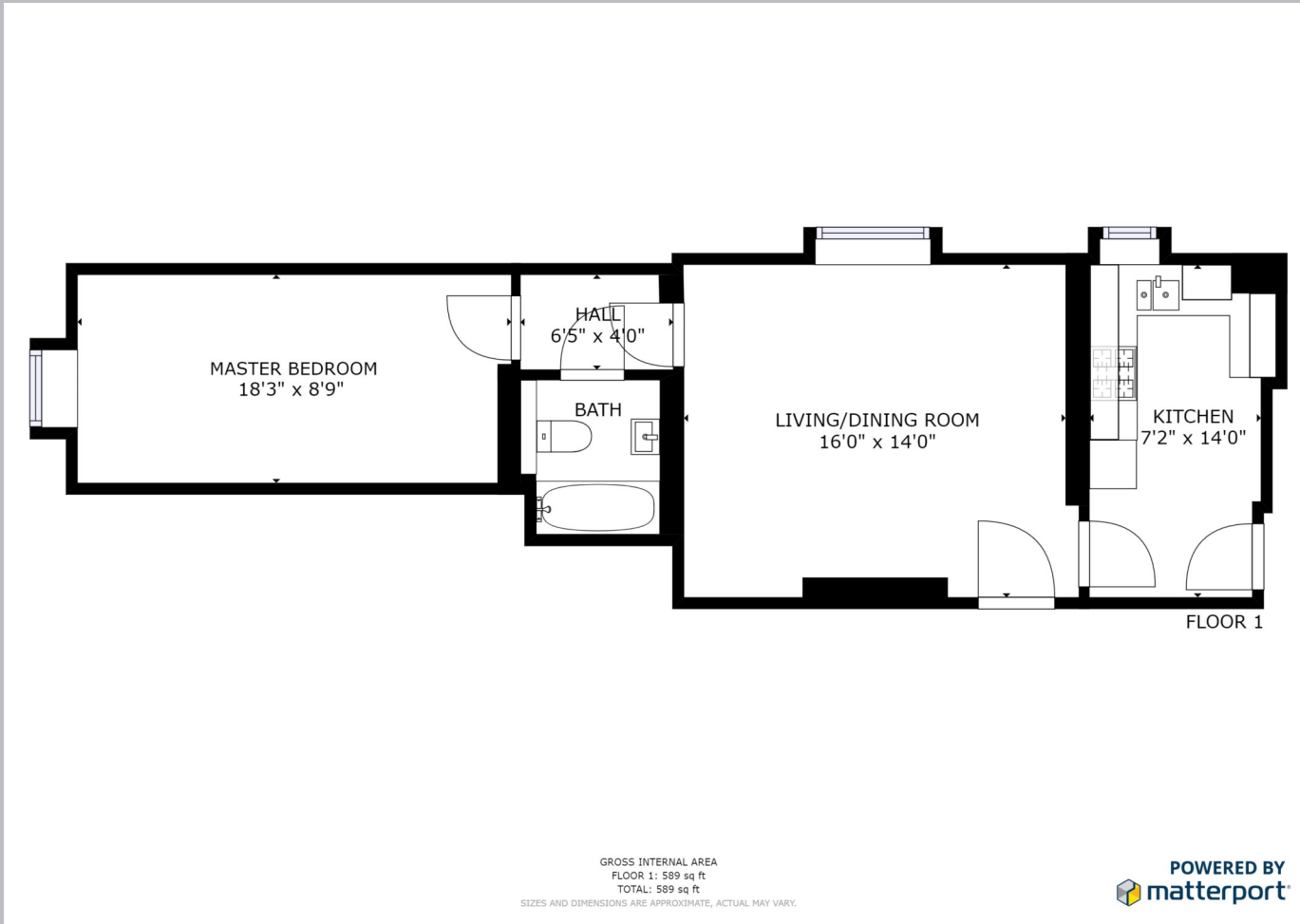




Outside, the apartment benefits from full use of the cared-for and pet-friendly communal grounds with manicured formal lawns, woodland and a pond seating area in this quiet and peaceful setting. Paths carve through the extensive south facing front lawns to a pretty garden circle where full use of the grounds is encouraged, with multiple seating areas provided.

Approached via a private sweeping drive, this apartment also offers x2 parking spaces directly to the front of the property providing easy access.

Set within several acres of grounds and located between Wareham & Wool in this readily accessible yet peaceful setting, the Farrer Estate is a unique new build development in this part of Dorset. This apartment would suit those looking for a holiday home or lock up and leave in Dorset, being only a short drive to the beautiful coastlines of Lulworth Cove, Durdle Door and Studland.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	52 E
21-38	F		
1-20	G		

Additional Information:

- Council Tax Band: C
- New Build Warranty (NHBC) inclusive with 6 years remaining
- 199yr Leasehold (issued 2019)
- Fully managed gardens and communal areas
- Applicable Service Charge: £1994 per annum
- Ground Rent may be applicable at a max. of £250

PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

Viewing by appointment through:

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