



Flat 3, 10 West Allington



Flat 3, 10 West Allington

Bridport, Dorset DT6 5BG

Town Centre 0.3 Miles Jurassic Coast 2 Miles

OPEN GUIDE PRICE £200,000 - £210,000

A renovated 2 double bedroom duplex apartment with stunning views, located in a landmark character building just a short walk to Bridport town centre.

- OPEN GUIDE PRICE £200,000 - £210,000
- Elevated Views Across the Town & Open Countryside
- Fitting kitchen
- Close to Town centre
- Service charge: £980pa, Ground rent: £55pa
- 2 bedroom, top floor apartment
- Open plan living space
- 2 ensuites
- Leasehold, 999 year lease from 2012
- Council Tax Band: B

Guide Price £200,000

THE PROPERTY

Flat 3, 10 West Allington is a stunning duplex apartment offering spacious and beautifully appointed accommodation with wonderful views. Occupying the uppermost two floors of a period townhouse, which is believed to date back to circa 1900 and was converted into apartments in 1986, the property forms part of a landmark terrace close to Bridport town centre and enjoys many of the hallmarks of this period of architecture such as high ceilings and large windows (some now fitted with uPVC sliding sash).

A communal hallway leads up to the front door of the apartment which opens into a stunning open plan kitchen/dining/sitting room. With two windows to the front, south-facing aspect, this room has a sense of light and air and features a fitted kitchen of attractive, contemporary units with integrated appliances including oven, microwave and hob as well as a reception area with a feature fireplace, thought to be original. Also on this floor is a generous double bedroom with views to the rear overlooking the church, Allington Hill and into the distance to the east. This room benefits from an ensuite shower and wash basin, with the cloakroom also within close proximity.

An elegant staircase leads to the upper floor of the apartment where there is a further double bedroom, benefitting from windows to both front and rear aspects, making this the optimum place to enjoy the views in both directions. There is also a spacious bathroom which is fitted with a contemporary suite comprising bath, separate shower cubicle, WC and wash hand basin, and there is a useful storage cupboard accessed from the landing.



TENURE

999 year lease commencing 2012, 986 years remaining.

Ground rent: £55pa

Service charge: £980pa

Please note: the terms of the lease prevent the property from being used as a holiday let/ AirBnB. Pets are also not permitted under the terms of the lease.

SERVICES

All mains services connected.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside, and EE and Three outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

SITUATION

10 West Allington is approached just off the mini roundabouts in Allington and can be found heading west from the town. Bridport is a thriving and historic market town. The excellent amenities include a whole range of retailers, choice of supermarkets including Waitrose. Health centre, dentists, Bridport community hospital and a wealth of cafes and restaurants plus Bridport Arts Centre and the Electric Palace. The Jurassic coastal resort of West Bay is a short drive away. Both Lyme Regis and Dorchester are within easy reach. Bus services operate to various destinations from Bridport town centre and train services to London (Waterloo) run from both Dorchester and Crewkerne Stations.

DIRECTIONS

From the town centre, head west across the two mini roundabouts to West Allington. The property can be found soon after on the right hand side, where the property will be denoted by a board.

What3Words///rucksack.trying.volunteered



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Prepared for

by The EPC Operation

Total Area: 71.2 m² ... 767 ft² (excluding void)
 Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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