

# 15 Motcombe Grange

Motcombe, SP7 9HJ



**Guide Price £215,000**

*An attractive two bedroom maisonette with terrace in a luxury retirement development.*



## The Property at a Glance

- | Luxury retirement development
- | Two bedroom maisonette
- | Terrace
- | Allocated Parking
- | Assisted or independent living

## Property

Motcombe Grange offers an independent life-style with the security of knowing help is available if needed. There is provision for a fully managed service, maintenance and emergency call bell facility. Within The Grange is a gracious dining room, games lounge and bar, library and hairdressing salon. A croquet lawn is located in the beautiful grounds of The Grange. No 15 is an attractive and spacious ground floor two bedroom maisonette with ensuite and spacious living room. Live-in management offers help and advice and a 24-hour emergency response service. It is the concept of independent living incorporating facilities and flexibility, which has been the foundation of Motcombe Grange.

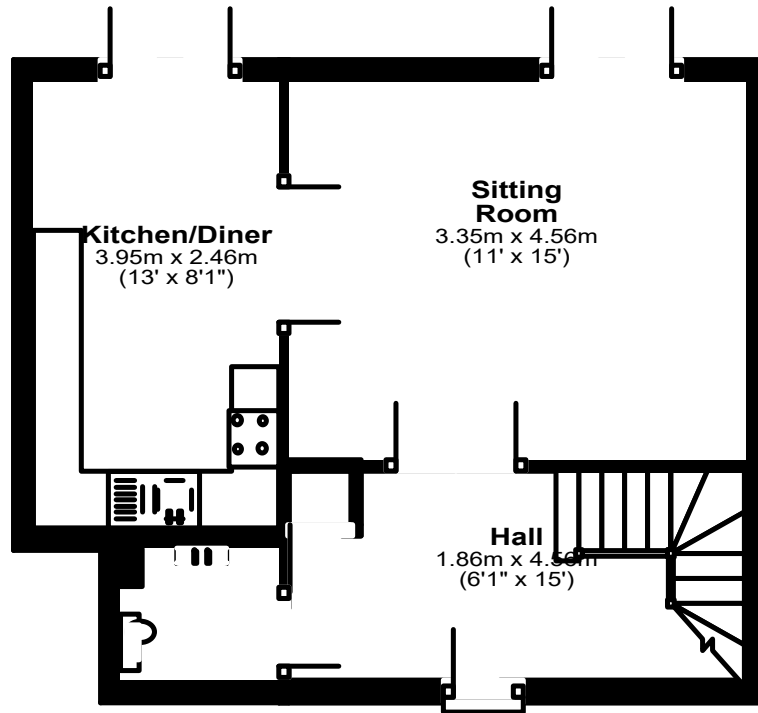
## Situation

Motcombe village is situated in the beautiful countryside of North Dorset, between the attractive Hilltop town of Shaftesbury and Gillingham town, which benefits from a main line railway station serving London Waterloo and the South West. Within a 30 mile radius are Bath, Salisbury, Bournemouth and Yeovil. Motcombe village benefits from various amenities including a community run village shop, two churches and a public house/hotel. Port Regis School incorporates the facilities of Motcombe Park Sports Centre. These include a 25 metre swimming pool, sauna, a nine hole golf course, tennis and squash courts. Membership is available to residents of Motcombe Grange.



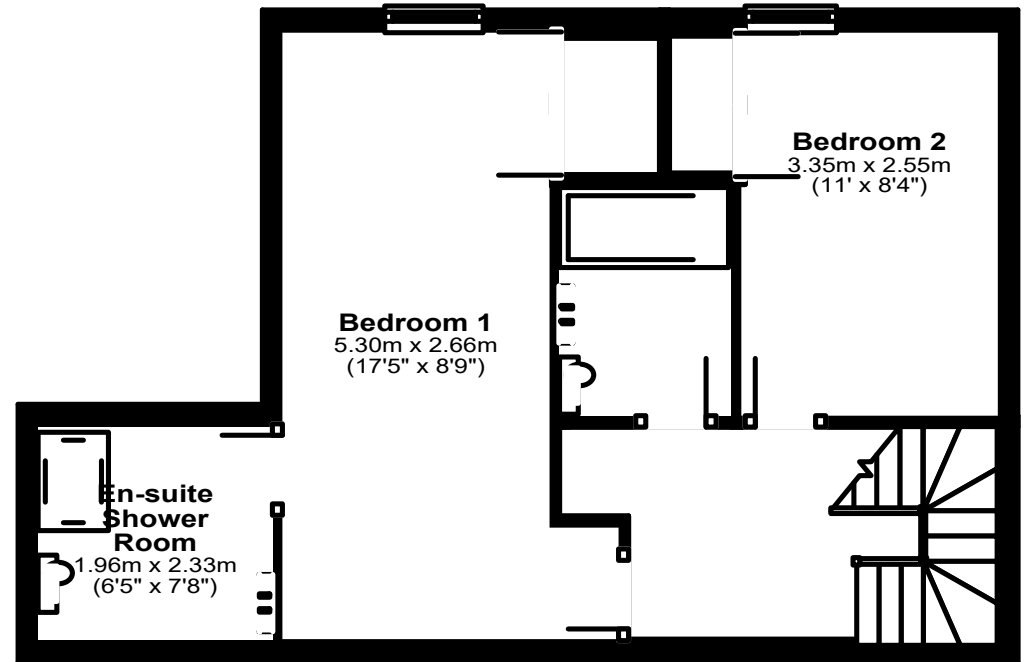
## Ground Floor

Approx. 35.3 sq. metres (380.1 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2023



## Service Charge

There is a monthly service charge of £535.00 per month and an annual ground rent of £200 per annum. The Service charge includes:

- | 24 hour emergency call response from live-in staff and intercom facility
- | Maintenance of the emergency call bell facility
- | Full external maintenance of the property and grounds
- | Live in management
- | Window cleaning service per quarter
- | Electricity and heating to communal areas| Domestic cleaning of communal areas
- | Fire alarm and lift maintenance
- | Guest suite ( subject to availability)

All residents have the use of the amenities on offer at The Grange which include a games lounge and bar, gym, dining room, croquet lawn, gym and hairdressing salon.

## Directions

Proceed out of Shaftesbury along the B3081 towards Gillingham. Pass under the A30 flyover and turn immediately right signposted Motcombe. Proceed through the village and Motcombe Grange can be found on the left.

## Services

Mains gas, electricity, water and drainage are all connected.

## Council Tax

North Dorset District Council Tax Band E.

