



Wessex Road, Dorchester

This one bedroom ground floor apartment is situated within Barnes Lodge, a Churchill retirement development designed exclusively for the over 60s located in the county town of Dorchester. The apartment offers accommodation that is well presented throughout comprising a generous sitting room, a well appointed kitchen, a good size bedroom and a shower room. In addition the apartment benefits from the use of the attractive communal gardens and car park. EPC rating C.

Price guide £175,000



Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

Barnes Lodge

Barnes Lodge is a Churchill Retirement Living development designed exclusively for the over 60s. The development offers a beautifully furnished Owners Lounge and a Guest Suite. The development also offers a lift to all floors and a careline support system connected to 24-hour support so, in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

Apartment 3

Accommodation

Hallway

Entrance to the apartment is gained via a hallway that houses a generous storage cupboard and provides access to all principal rooms.

Sitting Room 6.12m x 3.20m (20'01" x 10'06")

The sitting room enjoys generous dimensions and receives natural light gained via a glazed door that provides direct access to the communal gardens. The room is finished in neutral decor and features a central fireplace with wooden surround and mantle that houses an electric coal effect fire. There is a wall mounted radiator and a television point.

Kitchen 2.46m x 2.29m (8'01" x 7'06")

The kitchen is well appointed, fitted with a range of wall and base level units that provide ample storage options with roll top work surface over. There is a stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including an electric oven with an electric four ring hob and extractor hood over. Space is provided for additional appliances. The room is finished with wood effect flooring and part tiled walls. An east facing double glazed window provides the room with natural light.

Bedroom 4.19m max x 2.84m max (13'09" max x 9'04" max)

The bedroom is appointed with a fitted wardrobe and offers a wall mounted radiator and a double glazed window that enjoys an outlook onto the communal gardens.



Shower Room

The shower room is tastefully fitted with a suite comprising a corner shower cubicle with grab rail and a low level wc and vanity wash hand basin set within an enclosed unit. The room is finished with fully tiled walls and offers a heated towel rail.

Outside

There are delightful communal gardens and a car park.

Agents Notes

The property offers a 125 year lease from 31.10.14

There is an Annual Service Charge of £2666.40

There is an Annual Ground Rent of £644.44

Services

Mains electricity, water and drainage are connected.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

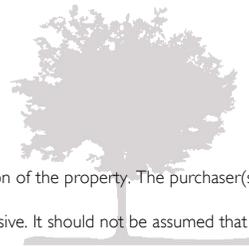
We are advised that the council tax band is C

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860

COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.



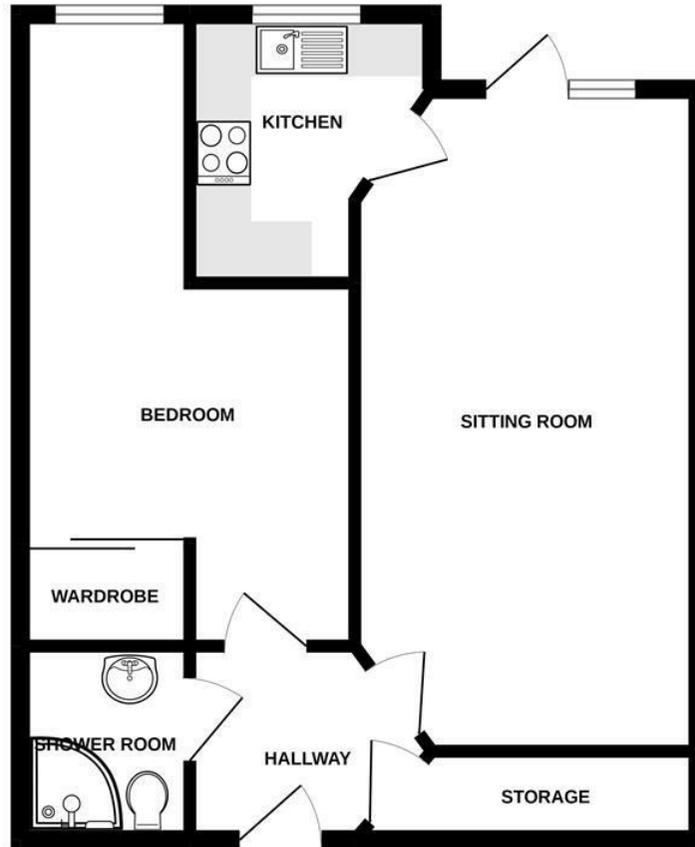
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

