



## South Walks Road, Dorchester

This two bedroom first floor apartment is situated within Southfield House, an over 55s development located close to Dorchester town centre. The apartment has undergone significant improvements and has been beautifully renovated, offering light and airy accommodation that is well presented throughout comprising a generous dual aspect sitting room, a well appointed kitchen, two good size bedrooms and a shower room. In addition the apartment benefits from the use of the lovely communal gardens and offers shared parking. EPC rating C.

£195,000



## 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, including an active U3A, two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.

## Accommodation

### Entrance

Via a communal entrance hallway that houses stairs and a lift to all floors.

### Apartment 35

### Hallway

Entrance to the apartment is gained via a hallway that houses a useful storage cupboard and a generous airing cupboard that houses the Economy 7 immersion cylinder. The hallway provides access to:

### Sitting Room 4.52m x 3.45m (14'10" x 11'04")

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a dual aspect with double glazed windows that offer a front and side aspect. The room is tastefully finished in neutral decor and benefits from built in storage, two free-standing Quantum storage heaters and both telephone and television points.

### Kitchen 3.05m x 1.70m (10'0" x 5'07")

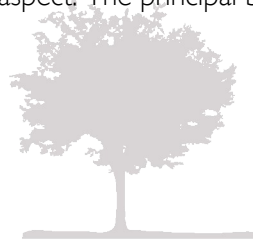
The kitchen is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including an electric double oven, a four ring electric hob with extractor hood over, a fridge, a freezer and a washing machine. The room offers a double glazed window that provides the room with natural light and is finished with splashback tiling that compliments the decor perfectly.

### Bedrooms

The apartment benefits from two good size bedrooms. Both bedrooms offer a wall mounted electric heater and receive plentiful natural light gained via a double glazed window that offers a side facing aspect. The principal bedroom benefits from a built in wardrobe.

### Bedroom One 3.43m x 2.74m (11'03" x 9'0")

### Bedroom Two 3.43m x 1.98m (11'03" x 6'06")



### Shower Room

The shower room has been upgraded, offering a modern suite comprising a double shower cubicle and a low level wc and vanity wash hand basin set within an enclosed unit with storage below, There is a heated towel rail.

### Outside

The apartment benefits from the use of the lovely communal gardens and offers shared parking.

### Agents Notes

The current owner has extended the lease which now expires in 2177.

There is an annual service charge of £3106.35 (includes water and buildings insurance) and a Peppercorn ground rent.

Please be advised that additional fees may be incurred for items such as leasehold packs.

### Services

Mains electricity, water and drainage are connected. Quantum storage heating.

### Local Authorities

Dorset Council,  
South Walks House, South Walks Road,  
Dorchester,  
Dorset,  
DT1 1UZ

Tel: 01305 211970

We are advised that the council tax band is B

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860

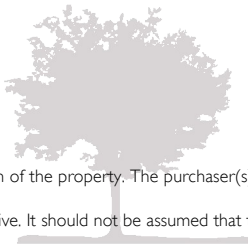
COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.



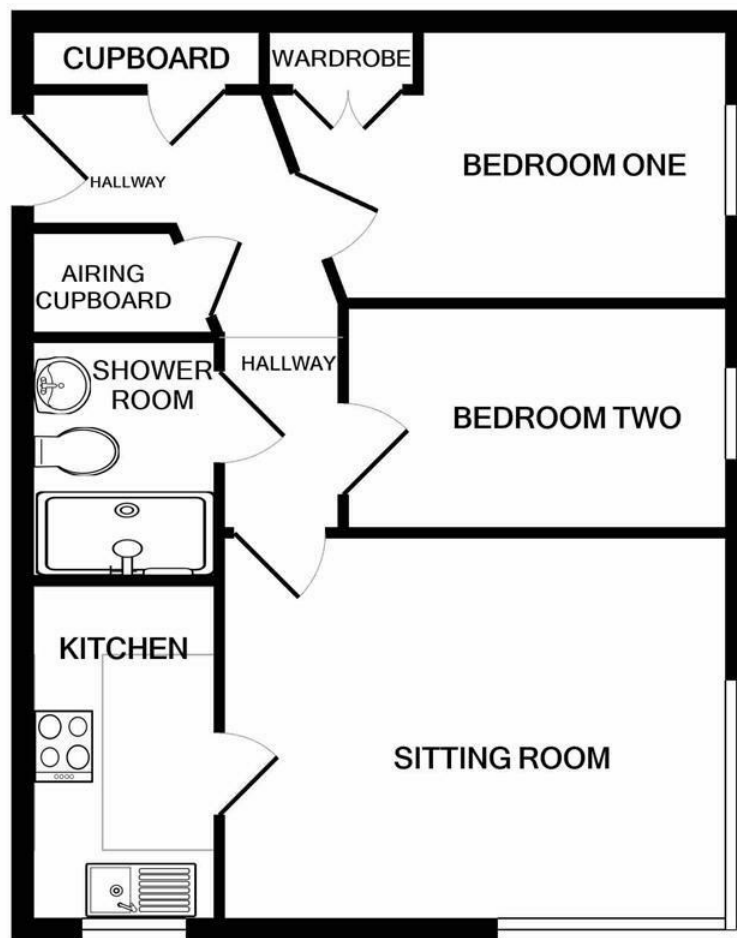
Important notice. Parkers notify that:

- 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.







TOTAL APPROX. FLOOR AREA 540 SQ.FT. (50.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021

