



Hascombe Court  
Dorchester  
£290,000

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



Offered with no onward chain and set within a conservation area, in the heart of Dorchester town, is this good-size, two-bedroom, first floor close-care apartment, located in part of an exclusive over 65s development. The development benefits from a range of on-site amenities including nursing home facilities, 24-hour emergency response, and flexible care packages/services, such as daily visits from a healthcare assistant and laundry and cleaning options. Additional features include guest suites for visitors, a security entry phone system, and communal living areas for residents to enjoy. The apartment itself offers a generous reception room, separate kitchen, and bathroom. The accommodation is well presented throughout in neutral tones and is filled with natural light in all rooms via generous windows or French doors. Shared parking spaces are available to residents on a first come, first served basis. EPC rating D.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



Entrance to the building is via a communal ground floor secure entrance facility where a set of stairs and a lift provide access to the first floor. A private door opens onto Apartment 56 where the hallway offers access to all rooms and houses a useful storage cupboard housing the electric meter and furnished with a rail for coats and storage shelves.

Double glass paned doors open onto a light and spacious reception room offering ample space for both dining and sitting room furniture. There is a small serving hatch to the kitchen.

The kitchen is fitted with a range of wall and base units with worksurface open and tiled splashback. Integrated appliances include a Blomberg fridge/freezer, electric Lamone hob and Smeg washing machine.

There are two good size double bedrooms. Bedroom one offers fitted storage and a dual aspect.

The bathroom is fitted with a white suite comprising panel enclosed bath, wash hand basin, WC, separate shower cubicle



**Flood Risk:**

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired central heating.

**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

We are advised that the council tax band is D.

**Agents Notes:**

There is an annual service charge of £7,668.  
The owner must pay a Transfer Fee of 1.5% of the agreed selling price to the Landlord on the completion of any property sale.  
There are one-off fees payable of approximately £100 and £75 for the Deed of Covenant and Notice of Assignment respectively  
Lease length - 150 years (less 10 days) from 1 January 2001

**Broadband:**

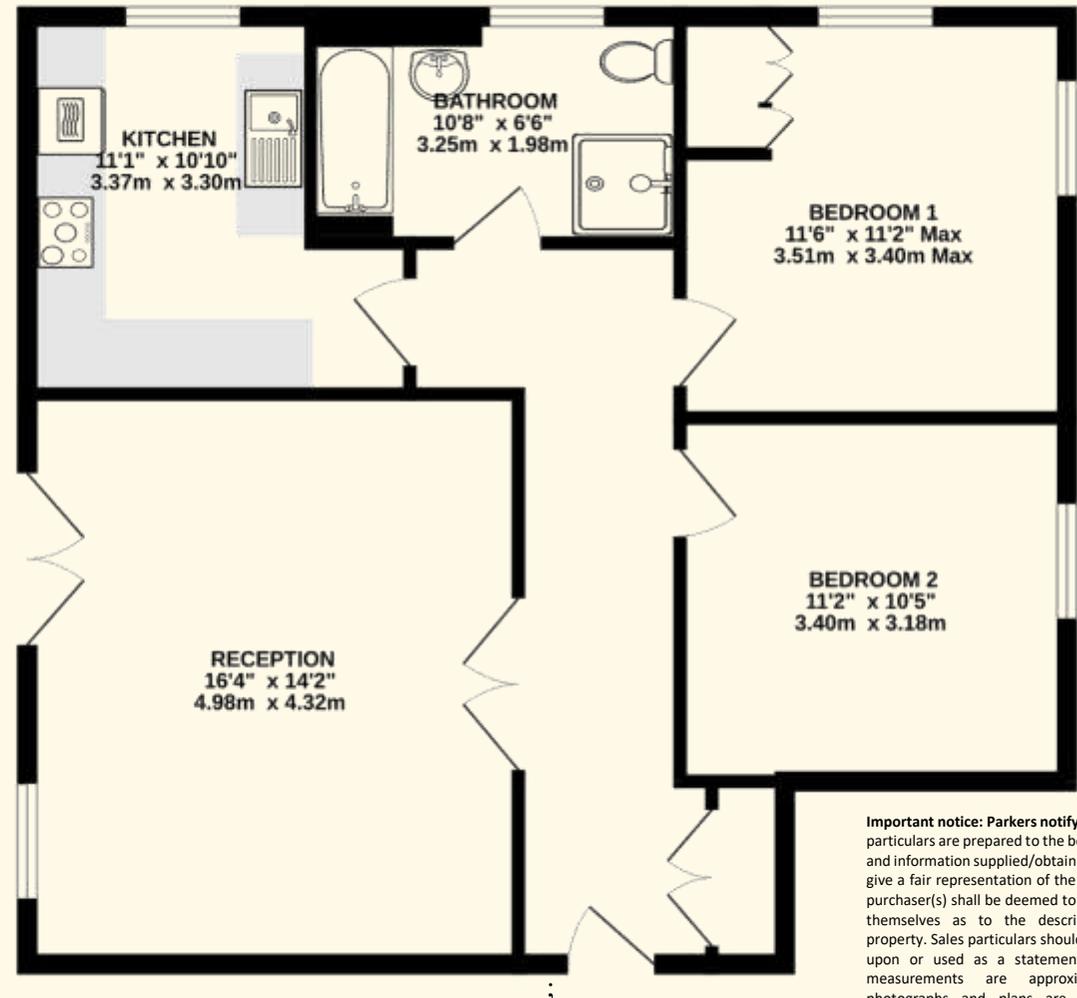
At the time of the listing, standard and superfast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit  
<https://checker.ofcom.org.uk>

## FIRST FLOOR

768 sq.ft. (71.3 sq.m.) approx.



**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 FLOOR AREA: 768 sq.ft. (71.3 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.  
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