



## London Road, Dorchester

Asking price £75,000

OFFERED WITH NO FORWARD CHAIN and situated on the curtilage of a conservation area, 16 Swanbridge Court is a delightful, bright and airy one-bedroom first-floor retirement apartment, exclusively available for residents aged 60 and over. This well-appointed property faces south-west, offering scenic views over the river towards High West Street. The apartment is well equipped with pull cords for safety, an intercom system for easy access and added security. Accommodation includes a large bedroom with storage, kitchen, living room and bathroom. EPC rating: TBC.



## Situation

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

Secure communal entry leads to apartment 16 via stairs or a resident lift to the first floor.

## Apartment 16

The front door opens into the main entrance hall, where the guest entry intercom system is located, with doors providing access to all rooms. Additionally, there is a useful deep walk-in utility and storage cupboard accessed from the hall. This space houses the electrical fuse board, digital electricity meter, and an efficient Ariston hot water tank.

## Living Room/Diner

A wonderful light and airy living space benefiting from a sunny south-west-facing aspect. The room features an electric storage heater and is complemented by classic high Artex ceilings. An opening provides direct access to the kitchen, enhancing the practicality and thoughtful layout of the apartment.

## Kitchen

A functional kitchen space featuring tiled splashbacks and a stainless steel sink with a built-in drainer. The layout includes integrated high and low-level fitted storage cabinets. Dedicated spaces are already set up with freestanding appliances, including space for an electric cooker sitting under a fitted Hotpoint extractor hood and room for a stand alone fridge/freezer.

## Bedroom

A spacious double bedroom boasting a built-in wardrobe complete with mirrored doors. The room is warmed by Dimplex electric heating and features a double-glazed window overlooking the river and town.

## Shower Room

Serving the apartment is a shower room featuring a step-in shower cubicle with an electric Mira shower, a WC, a wash hand basin with vanity storage below, a dedicated shaver point, an electric heated towel rail, and an extractor fan.



### Agents Notes

The lease term is 125 years from 1 February 1989.

Please note that there is an annual service charge of £3,500.00.

There is also an annual ground rent charge of £428.82 payable to the management company McCarthy & Stone Limited.

### 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.

Electric central heating.

### Local Authorities

Dorset Council

County Hall, Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council tax band B.

### Mobile and Broadband

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

Mobile phone service varies dependent upon your provider.

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

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

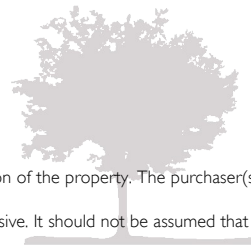
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

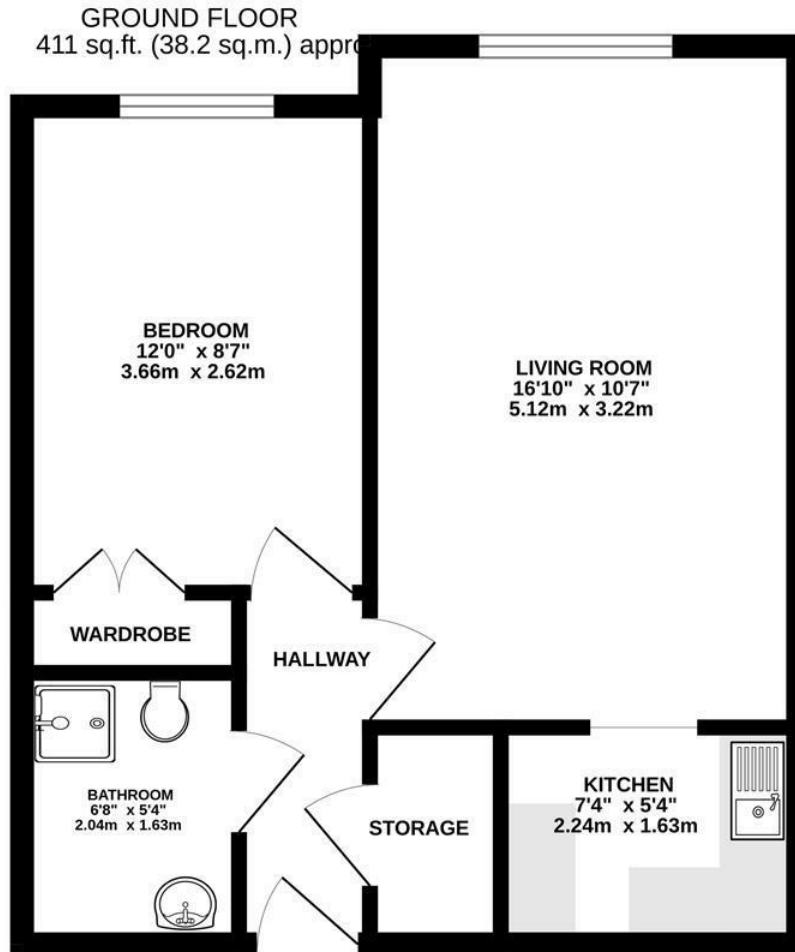


Important notice. Parkers notify that:

- 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 : 411 sq.ft. (38.2 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.  
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