

GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.

TOTAL FLOOR AREA: 518 sq.ft. (48.2 sq.m.) approx.
While 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 misstatement. 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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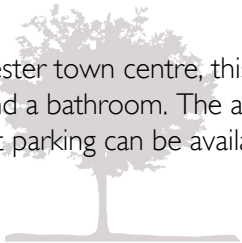
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Culliford Road North, Dorchester

Asking price £120,000

Set within beautifully maintained grounds and just a short level walk to Dorchester town centre, this lower ground floor, one bedroom retirement apartment is offered with no forward chain and boasts accommodation including reception room, kitchen and a bathroom. The accommodation has been newly decorated and new carpets laid. Culliford Court is set within beautifully maintained communal grounds and one residential permit parking can be available.
EPC rating B.



Situation

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

Accommodation

Set within a complex of 46 apartments arranged over three floors, Culliford Court offers a convenient location for access to local amenities, Brewery Square and the town centre. The overall building offers a resident manager and there is a 24hr Careline alarm service. Communal facilities include a lift, lounge, laundry, guest suite, kitchenette, extensive gardens and parking.

Offered to over 55's, the entire site of Culliford Court is accessible by wheelchair and there is a bus stop nearby. There are regular social activities including theatre trips, bingo, games, carpet bowls, coffee morning, lunches, buffet suppers, and birthday parties. Both cats & dogs are generally accepted (subject to terms of lease and landlord permission).

Entrance

Entrance to Culliford Court is gained via communal entrance hall, where you will be greeted with a front reception desk, where both lift and stair access take you to the lower ground floor.

Apartment I4

The accommodation has been newly decorated throughout, and new carpets laid in the reception room, bedroom and hall. A wooden door leads to a hallway where there are two storage cupboards (housing the electric consumer unit and water heater) Intercom and access to all rooms with a pull cord in each room.

Reception Room

A newly decorated and carpeted spacious open planned reception room. There is a central electrical fire and storage heater and towards the rear of the room is a door opening out onto the attractive communal garden. Wooden double doors connect into a neatly designed kitchen.

Kitchen

Offered in neutral tones, the kitchen is furnished with a range of fitted wall and base units with worksurface over. There is an electric hob with extractor over, oven, stainless steel sink overlooking the garden and there is splashback tiling. A window provides natural light to the room.

Bedroom

A good size bedroom with built in mirrored wardrobe space via sliding doors. There is an angled, wide opening window with a view onto the garden.

Bathroom

A fully tiled and well appointed-bathroom fitted with a WC and a wash hand basin with built in cupboard beneath the sink, providing both comfort and practical storage. A bathtub with overhead shower, extractor fan and pull cord.

Garden

A beautifully presented shared garden, attractively landscaped and fully maintained, offering a peaceful outdoor space. There is outdoor seating to enjoy sunnier days.

Agents Notes

Service charge - six-monthly charge of £2,099.43.

Ground rent - six-monthly charge of £197.50 as per September 2025 invoice.

1% of the agreed selling price is payable to the freeholder for a contingency fund on resale.

Lease Length - 125 years from the 1st November

A parking permit is available on application - There is six-monthly charge of £125.00.

Purchasers/residents must be aged 55+

Services

Mains electricity, water and drainage are connected. Individual electric wall heaters.

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#>

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council tax band C

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.