



High East Street, Dorchester

ALLOCATED PARKING IN CENTRAL DORCHESTER WITH NO ONWARD CHAIN... This beautifully presented apartment with allocated parking is set within a Grade II listed building on the historic and centrally placed Dorchester High East Street. Set within a conservation area, this well-placed home offers accommodation including two bedrooms, open-plan sitting/dining room, kitchen/breakfast room and bathroom. EPC rating E.



Guide price £230,000





## Situation

The county town of Dorchester is steeped in history and set amongst beautiful 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. The catchment schools are highly regarded and very popular and doctor's, 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

### Ground Floor

#### Entrance

Entrance to the property is gained via a communal door with stairs to the third floor where a door leads to apartment 5. The front door opens to a porch/hallway where there is storage and wooden flooring with doors leading to all rooms.

#### Bedroom One 16'05" x 13'08" bed

Bedroom one offers excellent dimensions with plentiful natural light and a built-in storage space



#### Bedroom Two 13'04" x 9'03"

A further bedroom offering good dimensions and built in storage.

#### Bathroom 12'06" x 6'03"

A stylish and modern bathroom with part tiled walls and white suite comprising panel enclosed bath, wash hand basin with storage beneath, WC and cubicle shower. There is a heated towel rail, Velux window and vinyl flooring to finish.

#### Kitchen/Breakfast Room 15'07" x 12'07"

The stylish and modern kitchen/breakfast room is furnished with a comprehensive range of wall and base units with granite worksurface over an inset 1 1/2 bowl stainless steel sink. There are integrated appliances including a Caple integral fridge/freezer, double oven and electric hob with extractor over. The room offers space for a washing machine and there is a breakfast bar.

#### Sitting/Dining Room

An excellent, light and airy reception space, presented in neutral tones and finished with wooden flooring. The room receives natural light via three Velux windows and there are original exposed beams giving character.

#### External

To the rear of the property is a communal parking area where there is one allocated space for apartment 5 and there is a communal storage area.

#### Agents Notes

Lease length - 999 years from 25/5/2017

There is an annual ground rent payable of £300.00

There is an annual service charge payable of £1488.00

#### 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 heaters.

#### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B

#### Viewings

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.



THIRD FLOOR  
1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no dimensions should be relied upon. The plan is for identification purposes only and should not be used as the key to the property. Prospective buyers must satisfy themselves by inspection.

