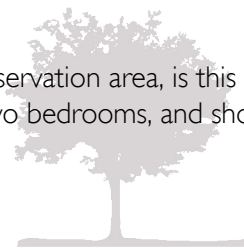




## South Walks Road, Dorchester

Located in the heart of Dorchester town centre and within a designated conservation area, is this ground floor apartment, offering an ideal opportunity for downsizing and first-time buyers. Accommodation includes a spacious reception room, kitchen, two bedrooms, and shower room. Additional benefits include a garage. EPC rating F.

Guide price £220,000



## 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.

## Accommodation

### Entrance

Upon entry to the apartment, you are immediately taken through to the hallway, with access granted to all accommodation and the airing cupboard.

### Reception Room

The reception room is a standout feature of the property – generously sized and filled with natural light thanks to its dual-aspect windows. It offers a comfortable living space with room for both dining and living furniture, and is complete with carpeted flooring.

### Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over. All white goods at the property will stay.

### Bedrooms

There are two bedrooms at the property, both good-size rooms and both accompanied by fitted storage.

### Shower Room

The shower room is furnished with a walk-in shower, WC and wash hand basin.

### Garage

A garage with up and over door is located in a block nearby.

### Agents Notes

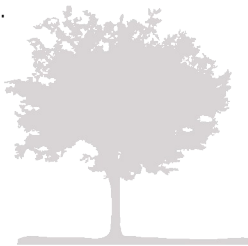
Service charge - £140.00 per month.

Ground rent - £1.00 per annum.

As a resident, the apartment owner will be a shareholder. Shares are currently £1.00.

Lease length - 400 years from 1 January 1969.

Please note that, at the current EPC rating, the property could not be rented out.



### 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 broadband is available.

Mobile phone service varies dependent upon your provider.

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

### Services

Mains electricity, water and drainage are connected. Electric temperature controlled heaters with digital programming.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

We are advised that the council tax band is D.

### Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

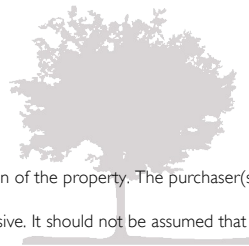
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

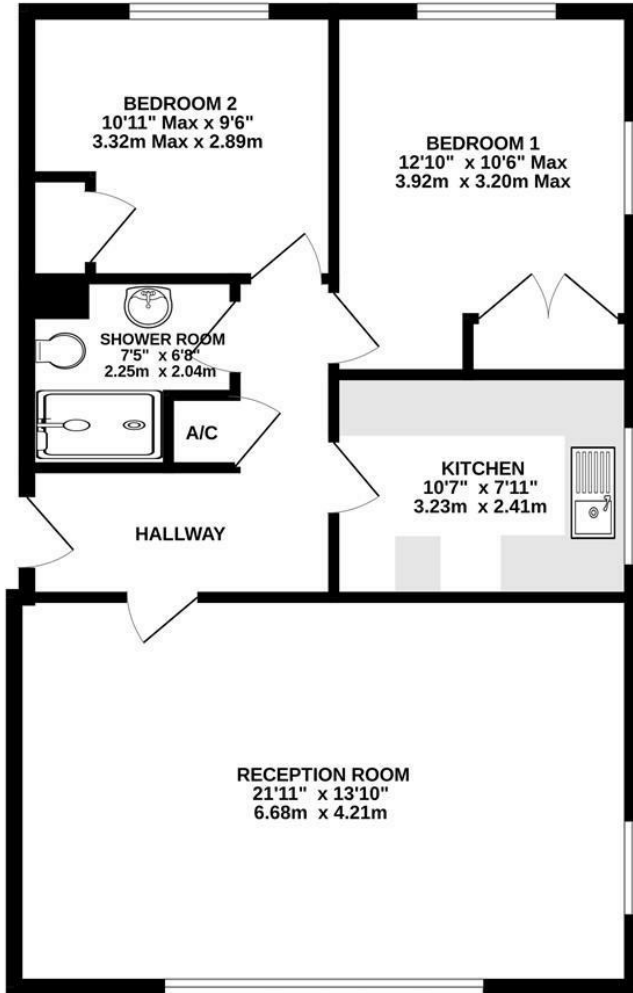
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.

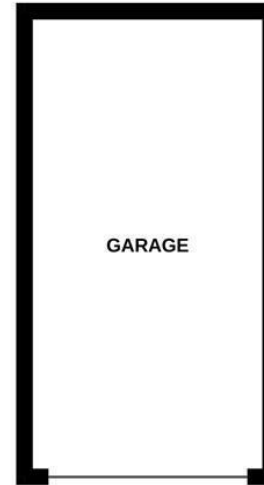




GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



GARAGE  
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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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