



## London Road, Dorchester

Offered with no onward chain is this first-floor over 60s retirement apartment with good-size sitting room, modern kitchen, one bedroom and shower room. The apartment itself is situated within Swanbridge Court, a MCarthy Stone development, located within close proximity to Dorchester town centre. The building offers a lift and stairs to all floors and the home enjoys the use of the communal gardens. There is also a right to park in allocated space and visitor spaces available. EPC rating B.

Asking price £75,000



### 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

#### Entrance

A door takes you through to the entrance hallway of the property, with access offered to the majority of the rooms and an airing cupboard located to the left hand side.

#### Sitting Room

The sitting room is a good-size room and features a central fireplace with surround and mantle. An opening gives access to the kitchen area.

#### Kitchen

The kitchen is fitted with a range of white wall and base level units with worksurfaces over and tiled splashback. There is an integral oven, two-ring hob and space available for a fridge. There is also a stainless-steel sink and drainer.

#### Bedroom

There is one bedroom at the property, double in size and benefitting from a fitted wardrobe.

#### Shower Room

The shower room is furnished with a shower cubicle, WC and wash hand basin and the room is complete with tiled walls.

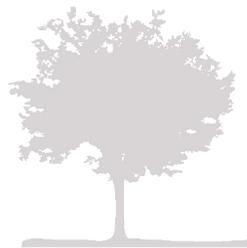
#### Agents Notes

Lease length - 125 years from 1 February 1989

Service charge - £3,031.66 per annum.

Ground rent - £428.82 per annum.

1% of the agreed selling price is payable to McCarthy & Stone on resale.



### 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 fired central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

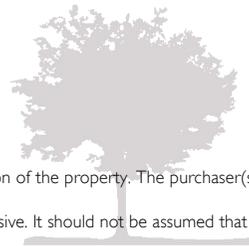
We are advised that the council tax band is B.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



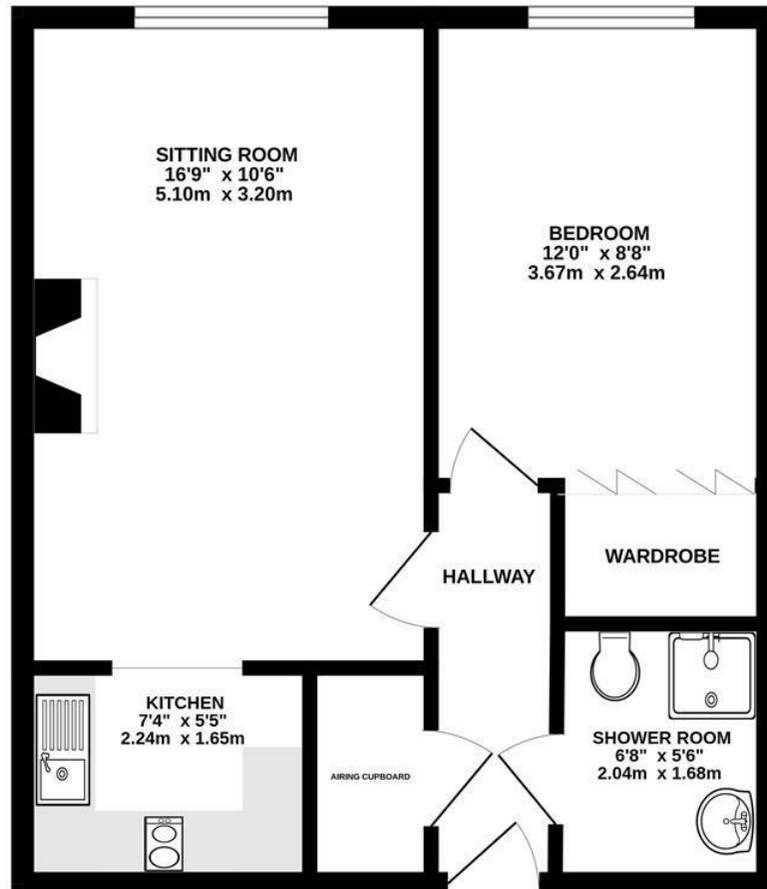
Important notice. Parkers notify that:

- 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.



FIRST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 424 sq.ft. (39.4 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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