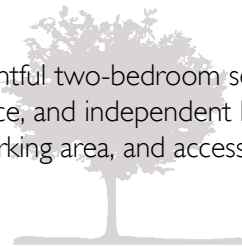




## Culliford Road, Dorchester

Asking price £225,000

Offered with no forward chain and set within a conservation area is this delightful two-bedroom second-floor apartment, perfectly situated in the highly desirable Maen Gardens. This spacious residence offers a perfect blend of comfort, modern convenience, and independent living, complete with a well-equipped kitchen, a good sized living room, two bathrooms, full lift access, plentiful spaces for parking situated in the shared parking area, and access to beautifully maintained communal gardens. EPC: TBC.



## Situation

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

## Maen Gardens

Maen Gardens is designed to ensure every practical detail has been carefully considered for effortless daily living. The building features a secure intercom entry system for added peace of mind, while also benefiting from an external communal bin store. This hassle-free lifestyle is further enhanced by professional cleaning of the communal areas, which is fully covered by the monthly maintenance fee.

## Entrance

A communal entrance provides access to the stairs and a lift leading to all floors. Stepping through the front door, you are greeted by a welcoming hallway that seamlessly connects all rooms and features two deep storage cupboards.

## Living Room

The heart of the home is the living room, a good-sized space enhanced by plentiful natural light. This welcoming room boasts a large feature window that frames delightful, elevated views over the surrounding local green spaces, and is tastefully finished with neutral decor and soft carpeting.

## Kitchen

The well-equipped kitchen comes with a range of wall and base level units, a one-and-a-half sink basin and drainer, a four-ring gas hob with an extractor fan above, a dishwasher, and full length fridge/freezer. The room is finished with part-tiled walls and fully tiled flooring.

## Bedrooms

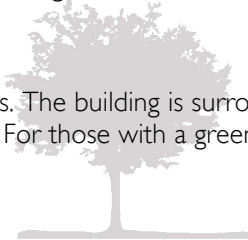
The property offers two generous double bedrooms, both thoughtfully designed with a substantial built-in double wardrobe to maximize floor space. The primary bedroom benefits from carpeted flooring and its own private en-suite showroom equipped with a WC, washbasin, and a dedicated shower cubicle. The second bedroom is also of good size and also benefits from a double built-in wardrobe.

## Bathroom

The bathroom services the rest of the apartment, appointed with a white suite comprising a WC, washbasin, a panel enclosed bath with shower attachment over, part-tiled walls and finished with wood effect flooring.

## Externally

Outside, the building offers a good amount of parking provisions and outdoor spaces. The building is surrounded by beautifully maintained communal gardens that offer peaceful seating areas to sit back and relax. For those with a green thumb, residents are welcome to get involved with the gardening.



### Agents Notes

Lease Length - 125 years from 25 march 2002

The seller advises, residents are permitted to tend to the gardens within the grounds.

There is a bi-annual service charge of £1740.69

There is annual ground rent of £406.14

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band D

### 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>

### 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.  
Gas fired central heating.

### 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.

