PARKERS

01305 340860

Independent Property Consultants and Valuers

Wessex Road, Dorchester

Asking price £185,000

OFFERED WITH NO ONWARD CHAIN is this one bedroom, ground floor apartment, situated within Barnes Lodge, a Churchill retirement development designed exclusively for the over 60s, located within the town of Dorchester. The apartment offers accommodation comprising a sitting room which gives direct access on to the communal gardens, a well-appointed kitchen, good size bedroom and shower room. In addition, the apartment benefits from a communal car park with parking on a first-come-first-serve basis. EPC rating C.

14 Barnes Lodge Wessex Road, Dorchester, DT1 2FH

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. 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.

Barnes Lodge
Barnes Lodge is a Churchill Retirement Living development designed exclusively for the over 60s. The development offers an owners lounge, a guest suite, well-being lounge and communal laundry room. The development also offers a lift to all floors and a careline support system connected to 24-hour support so, in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

Accommodation

Entrance
An entrance door takes you through to the property's hallway with access granted to all rooms, including a large airing cupboard which houses the newly fitted immersion tank.

Sitting Room
A generous-sized sitting room features a central fireplace with electric fire, surround and mantle and a single door leads directly on to the communal garden space.

Kitchen
The kitchen has been fitted with a range of modern, white wall and base level units with worksurfaces over and a stainless steel sink and drainer. Integral appliances include a four-ring hob, Zanussi oven and freezer. There is also a counter top fridge and free-standing washer dryer (which will both stay).

Bedroom
The bedroom is double in size and benefits from a fitted wardrobe with sliding doors.

Shower Room
The shower room has been furnished with a corner shower cubicle, WC, heated towel rail and wash hand basin with vanity storage below. The room is complete with vinyl flooring and tiled walls.

Agents Notes

Service charge - Half yearly charge of £1,739.53.

Ground rent - Half yearly charge of £322.22.

Lease length - 125 years from and including 1 April 2014.

1% of the agreed selling price is payable to Churchill Living.

Any buyer would be subject to an interview with the house manager.

The current owner holds an indemnity policy for any potential Chancel repair claims.

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. Domestic hot water is supplied by an electric 'PulsaCoil' boiler.
Room heating radiators are supplied from a boiler servicing the whole block and paid via the service charge. This excludes the kitchen and shower room. Further details of the central heating can be gained via the managing agents.

Local Authorities

Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

01305 211970

We are advised that the council tax band is C.

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.

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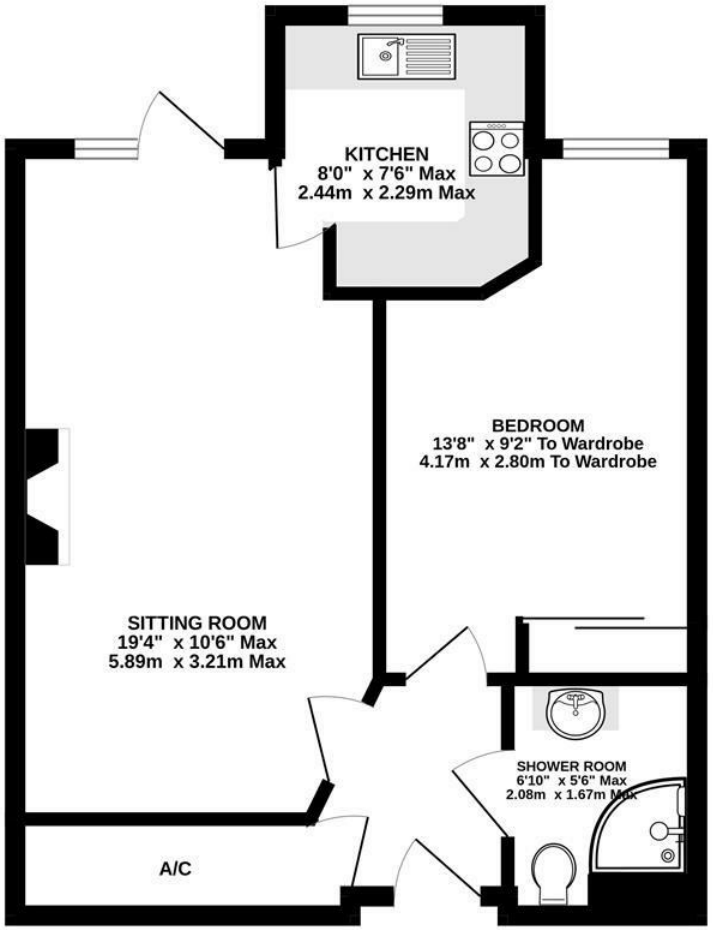
GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.1 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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