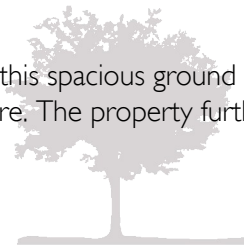




## The Grove, Dorchester

Set within a conservation area and benefitting from its own private entrance, this spacious ground floor apartment with accommodation including a kitchen and bathroom, two bedrooms and a good size living room, is located near Dorchester town centre. The property further benefits from an allocated garage. Parking is via a parking permit in a communal carpark (subject to availability). EPC rating TBC.



Asking price £175,000

## Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of 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 a focal point of the town and a short walk via the beautiful Borough Gardens. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.

## Apartment

To enter the apartment, a private glazed door opens into a porchway. The Porch is an ideal space for decanting shoes and bags, and features a base level cupboard with sliding doors. A further door opens into the Livingroom.

## Living Room

The bright and open living room is full of natural light, courtesy of the double aspect windows. The room offers enough space to accommodate living and dining furniture, making it a great space for entertaining. There is a central electric fireplace and two further doors offering access to the hallway and kitchen. One of the windows features a frosted pattern to gain privacy.

## Kitchen

The kitchen is comprised of wall and base level units, an integrated sink with mixer tap set under the frosted window, wood effect worksurface over providing space for an electric oven with extractor hood over, a washing machine and further space for a fridge freezer. The room is finished with wood effect tile flooring and part tiled splash back.

## Bedrooms

The hallway provides access to both bedrooms. Bedroom one is a good size double, whilst bedroom two provides enough space for a small double. Each room features electric heaters, cream carpets and neutrally toned décor.

## Bathroom

The bathroom houses a useful airing cupboard that encompasses the boiler tank with a shelving for storing linen. The suite is comprised of a panelled in bath with electric shower overhead, W/C and hand basin, electric towel rail and extractor fan. The room is finished with vinyl flooring and part tiled walls.

## Externally

The garage is transferrable to the new owners on purchase of the property. Residents are not permitted to hold a parking permit and a garage.



## Agents Notes

The length lease is 999 years from 23 September 1974.  
There is a service charge of £460 charged every 6 months.  
The managing company is Temple Hill

## Services

Mains electricity, water and drainage are connected.  
Electric heating.

## Broadband and Mobile

At the time of the listing, standard, superfast and ultrafast broadband are available.  
Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Council tax band is B

## 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#>

## Stamp duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.  
Please visit the below website to check this.

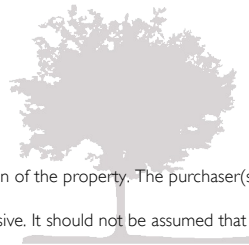
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

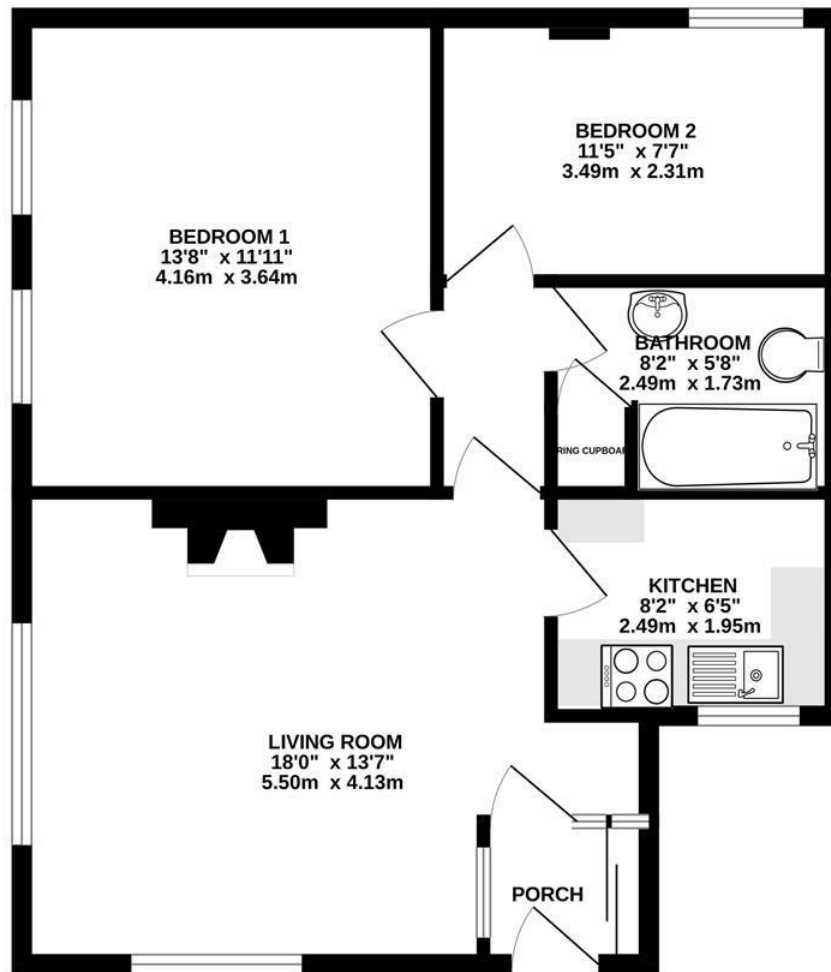
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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**  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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