



Asking Price £175,000 Leasehold

1 Bedroom, Apartment - Retirement

40, Barnes Lodge 1-40 Wessex Road, Dorchester, Dorset, DT1 2FH

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Churchill
Sales & Lettings
Retirement Property Specialists

Barnes Lodge

Barnes Lodge is a delightful development of 40 one and two bedroom apartments located in the historic down of Dorchester. The nearby bustling high street is home to a number of specialist shops, boutiques, restaurants, coffee shops and high street chains with a Sainsbury's close by.

The Dorset County Hospital is a short walk away with a number of pharmacies available on the high street.

Barnes Lodge is ideally located with access to regular bus routes, a short walk to Dorchester West and South train stations offering services to Weymouth, Bristol Temple Meads, Gloucester and London Waterloo.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Barnes Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Barnes Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Barnes Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

****WONDERFUL VIEWS OVER THE COMMUNAL GARDENS AND TOWARDS CHARMINSTER****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment, conveniently located for the lift. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge offering plenty of storage with a range of eye and base level units, working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a freezer and Bosch dishwasher. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



Features

- One bedroom second floor retirement apartment
- Good decorative order throughout
- Conveniently located for the lift
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar
- 24-hour Careline system for safety and security
- Owners Wellbeing Suite
- Close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2025):
£3,479.06 per annum.

Ground Rent: £644.44 per annum. To be reviewed
April 2028.

Council Tax Band D

125 year Lease commencing May 2014

Please check regarding Pets with Churchill Estates
Management. Any consents given in relation to pets
are subject to the terms of the lease and any further
rules and regulations made by Churchill Estates
Management.

Service charges include: Careline system, buildings
insurance, air source heating for the apartment and
communal areas, water and sewerage rates,
communal cleaning, utilities and maintenance,
garden maintenance, lift maintenance, lodge
manager and a contribution to the contingency
fund.

A 1% contribution of the final selling price to the
contingency fund is payable by the Seller upon
completion of the sale of the property.

EPC Rating: C

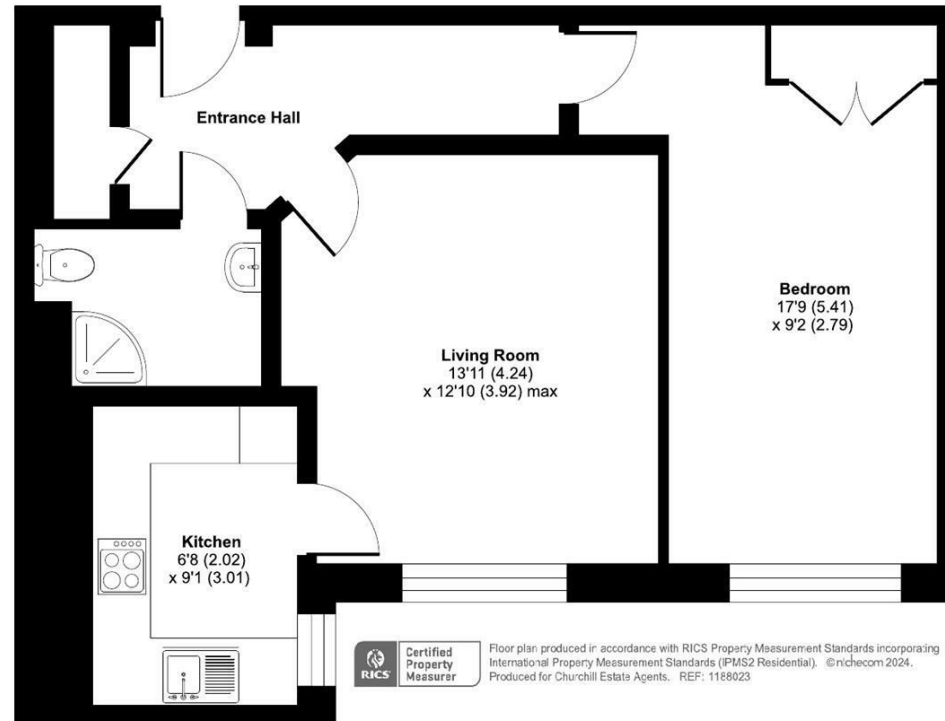
DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

Approximate Area = 582 sq ft / 54 sq m

For identification only - Not to scale





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