



CHALLACOMBE HOUSE CHALLACOMBE STREET

Dorchester, DT1 3SW

Price Guide £240,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This spacious two bed apartment, situated in the centre of Poundbury is just a few minutes walk from Queen Mother Square. The master bedroom boasts its own ensuite bathroom and dressing room, whilst the second double bedroom benefits from a built in wardrobe and large sash windows to allow plenty of light. There is ample storage through the property with a separate utility room and further storage cupboards off the hallway. The large lounge connects to a well proportioned kitchen offering a great space for families or entertaining.

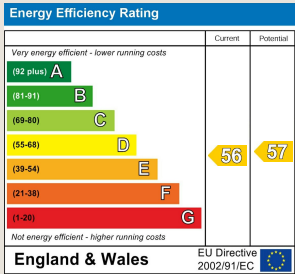
Situation

The Local Area*
Dorchester South Train Station - 2.6 miles
Weymouth 9.3 miles
West Bay - 14.8 miles

*All distances are approximate and sourced from Google Maps

Local Authority

Dorset Council Tax Band: C
Tenure: Leasehold
EPC Rating: D



PROPERTY DESCRIPTION

Hallway

Upon entrance to the apartment the hallway has doors off to two bedrooms, family bathroom, kitchen-lounge, utility cupboard and two full height storage cupboards. There is a full height window which overlooks an internal courtyard space. Fire alarm. Phone entry system.

Bedroom One

The master bedroom has a large sash window above a single radiator. A second doorway leads you into a dressing room and ensuite bathroom

Ensuite

Off of the dressing room and master bedroom the ensuite bathroom features a shower unit, hand basin and WC. Small window above radiator.

Bedroom Two

A well proportioned room with large sash window. Radiator. Built in closet with shelf and hanging rail.

Utility Room

A useful space with washer/dryer and boiler.

Bathroom

The family bathroom has a bath with shower above, handbasin and WC. Radiator and towel rail.

Living/Dining Room

Double aspect sash windows bring light to this reception space. Well positioned plug sockets, aerial port and phone line ports as well as 3 radiators and wall lights.

Kitchen

The kitchen is off of the main living space, well proportioned, with a good selection of cabinets and draws. Fridge-freezer, dishwasher and sink with drainer. Built in oven, hob and extractor hood. Tiled flooring and tiled splashbacks.

Entrance

Off road parking is available to residents at the front on the building. Key

entry into communal hallway with central stairway and lift access to all floors . Flat 1 is located on the first floor of the building which has a central glass roofed garden space adding interest to the communal hallways.

Agents Note

Leasehold

125 years lease with 105 remaining

Ground Rent £150 per annum

Service charge for current year £2,405.24

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

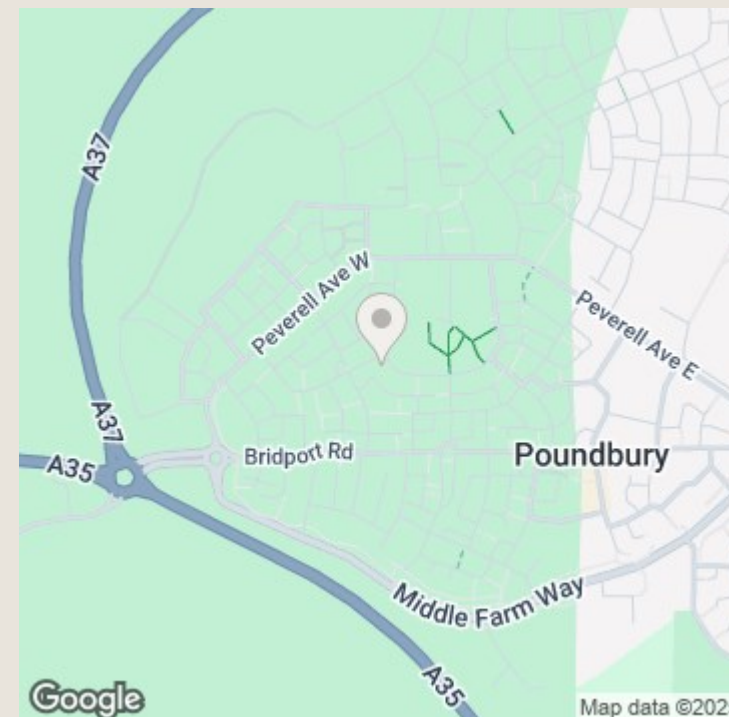
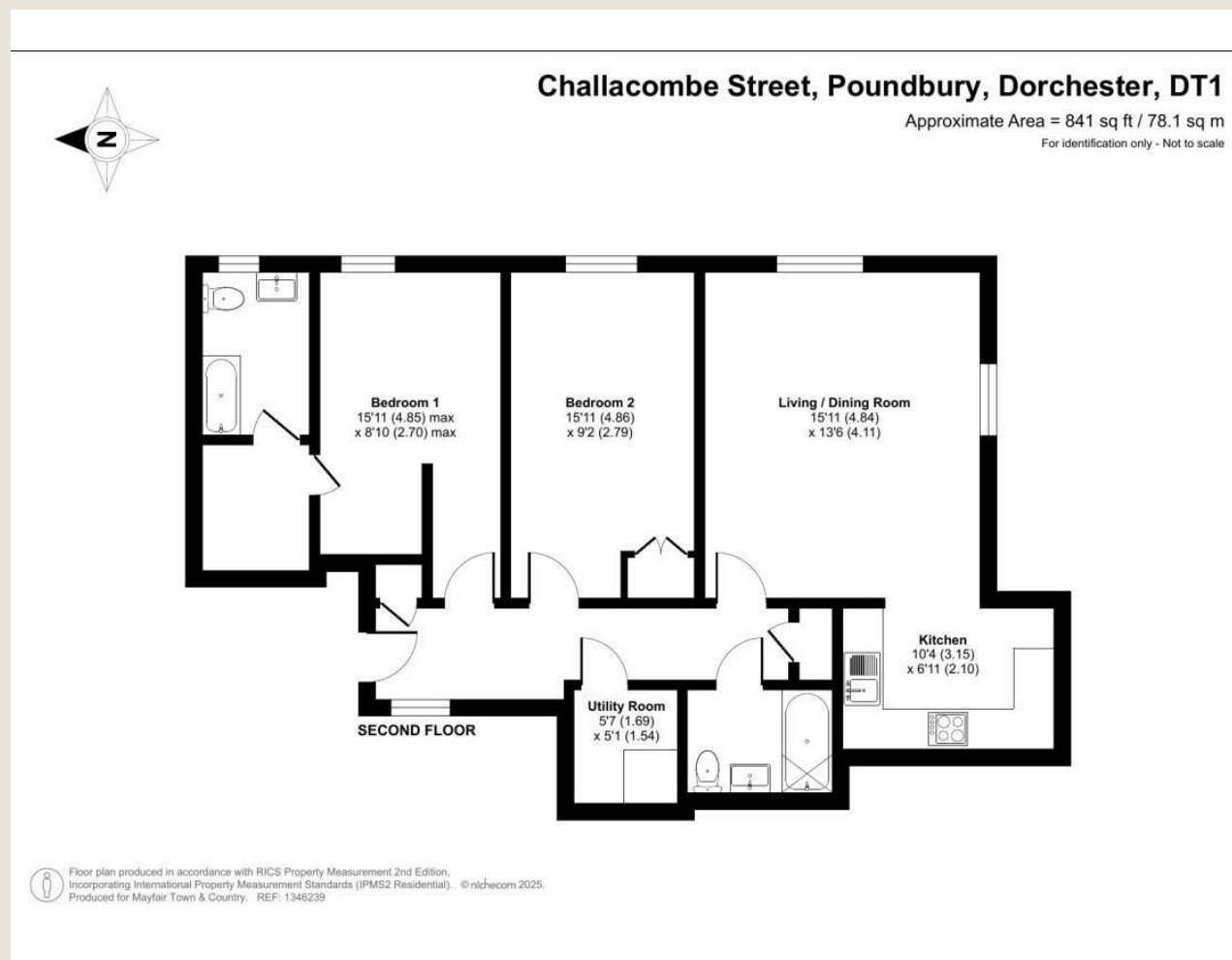
flood-map-for-planning.service.gov.uk/location

PROPERTY DESCRIPTION









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

