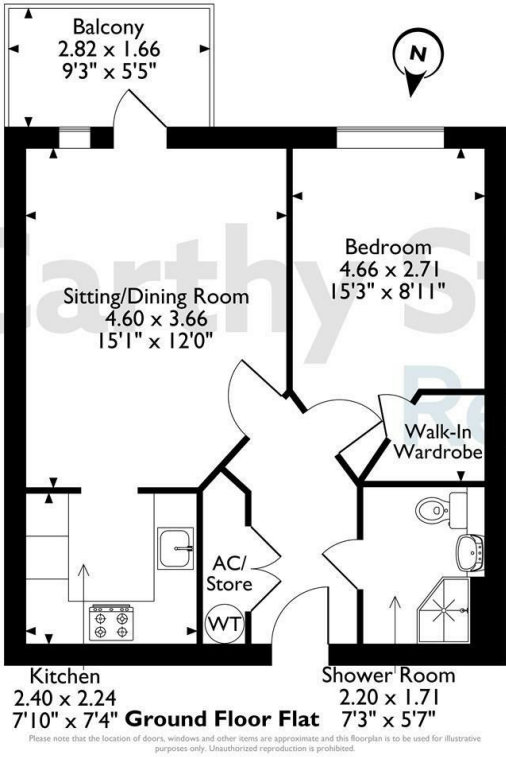



Casterbridge Court, Flat 9, 32, London Road, Dorchester
Approximate Gross Internal Area
45 Sq M/484 Sq Ft



Council Tax Band: D



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	88	88	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



9 Casterbridge Court

London Road, Dorchester, DT1 1WY



PRICE REDUCTION

Asking price £249,995 Leasehold

Welcome to this modern apartment located in Casterbridge Court on London Road, Dorchester. This delightful one-bedroom property features a spacious reception room and a well-appointed bathroom, making it ideal for comfortable living. Designed with energy efficiency in mind, it also offers convenient parking for one vehicle. Perfect for those over 60 seeking a vibrant community.

Call us on 0345 556 4104 to find out more.

Casterbridge Court, London Road,

Casterbridge Court

At our Retirement Living development, Casterbridge Court, you can own your own apartment just minutes from this bustling market town centre. Having first been settled in prehistoric times, Dorchester has a fascinating history, with some of the country's best preserved Roman ruins. Casterbridge Court's beautiful design combines seamlessly with practicality to make your life easier, from ample storage to raised sockets and appliances. For socialising with your fellow homeowners, there is a cosy communal lounge as well as wonderfully landscaped gardens. Safety, security and accessibility are of utmost importance to us. If you have an issue, the House Manager will be available during office hours and there is a 24/7 call system for emergencies. A camera entry system ensures security throughout the development, and lifts to all floors makes the development fully accessible to all.

It's so easy to make new friends and to lead a busy and fulfilled life at Casterbridge Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area

A wealth of amenities sit on the doorstep of Casterbridge Court. Within a 15-minute walk you can reach the local supermarket, medical centre, pharmacy, fitness centre and library, as well as various banks, shops, cafes, pubs and restaurants. The town is also served by a great bus service, as well as two train stations. For a spot of shopping or to catch up with friends, head to Brewery Square. The historic Dorchester Brewery site has been converted into a cosmopolitan hub of eateries, leisure facilities and independent businesses. Enjoy great food, fabulous shopping and spectacular events in this cultural and retail hotspot. Dorchester's many museums lead you from the prehistoric era to modern day. The Terracotta Warriors Museum, the Dinosaur Museum, The Roman Town House and The Keep Military Museum are just some of the many fascinating museums and sites the town has to offer.



If you like a good mystery, Maumbury Rings is a must see. Having stood for nearly five thousand years, the original function of this monument is still unknown, although several theories do exist. Come and discover the henge for yourself and put your own theory to the test. And, in summer, enjoy one of the many free music events hosted there, including the Dorchester Arts Festival, battle re-enactments and even open air performances of Shakespeare.

Entrance Hall

A generous size entrance hall with solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit.

Living Room

A very light and airy living room with triple glazed door with matching side panel opening on to a walk out balcony overlooking the communal gardens. Modern feature electric fireplace creates a lovely focal point. Telephone and TV points.

Kitchen:

Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drain unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, concealed dishwasher and concealed fridge & freezer.

Double Bedroom

Triple glazed window. Walk in wardrobe with hanging and shelving space. Emergency pull cord.

Shower Room:

A modern facility with white sanitary ware comprising; corner shower cubicle, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, mirror and shaver point above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

Parking Space Included

This apartment has allocated parking space D.

Service Charge

What your service charge pays for:



1 Bed | £249,995

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,065.43 per annum (up to financial year end 28/02/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease:

999 Years from 01/01/2021
No ground rent payable.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage



PRICE
REDUCED