



South Walks Road | | Dorchester | DT1 1AD

**£150,000**

BEAUMONT  JONES



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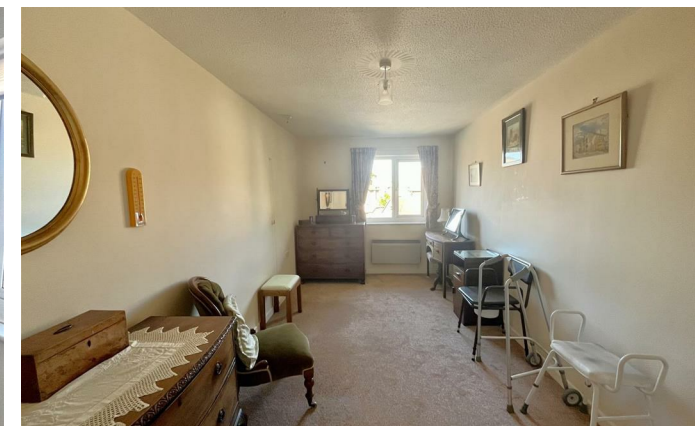
We are delighted to bring to the market this well presented, second floor retirement apartment located moments from the county town of Dorchester. A light and spacious apartment with generous proportions, accommodation includes hallway with storage and airing cupboard, generous sized sitting/dining room with views towards Brewery Square, large master bedroom with built-in wardrobes, second bedroom and modern wet room. There is communal parking and gardens to the rear of the development.

- Light & Spacious Two Bedroom Apartment
- Second Floor with Lift Access
- Communal Parking and Gardens
- Popular Retirement Development (Over 60's)
- Pleasant Open Views towards Brewery Square

**Full Description**

**Accommodation**

This generous sized second floor apartment is accessed via a well-kept and secure communal area, the modern lift takes you to the second floor with a hallway leading you to the apartment. The front door opens into a welcoming hallway, there is plenty of storage with a large airing cupboard and further separate storage cupboard. Doors radiate to the following rooms. The light and spacious sitting/dining room which is a lovely size with plenty of space for furniture. There is a box bay window - the perfect position for a dining table,





A second floor (with lift access) retirement apartment located centrally to the county town of Dorchester, offering pleasant open views towards Brewery Square.



with pleasant open views towards Brewery Square. A door from here opens into the kitchen which is well presented with ample wall and base units, there is a stainless steel sink/drainage and space for a tall fridge/freezer, oven and washing machine.

Returning to the hallway, a door leads to the master bedroom, a generous sized double bedroom with similar views from the side aspect window and a row of built-in wardrobes to the other end of the room providing plenty of storage. Bedroom two is adjacent and a good sized single bedroom with the similar outlook. The bathroom/wet-room offers a large walk in shower with modern enclosure, WC and wash hand basin with vanity storage under.

#### Outside

This well maintained development offers pretty gardens surrounding the building, well kept and with seating areas offering plenty of opportunity to sit and enjoy the surroundings. There is also ample communal parking onsite.

#### Location

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. The beautiful Borough Gardens are a short walk away, as is Brewery Square, a focal point of the town. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.

Agents Note: Monthly Service charges - £224.63.

Rating Authority: - Dorset Council. Council Tax Band B.

Services: -Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

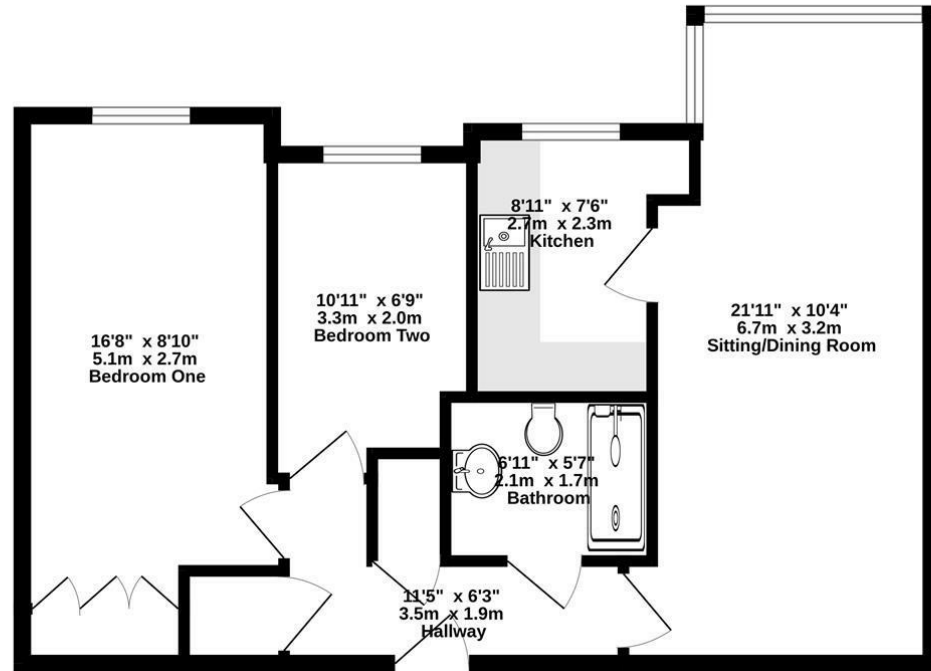
Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.

Light and spacious accommodation throughout, communal parking and gardens to the rear of the development.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

THIRD FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 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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*We value more than your property*

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