

for sale

guide price **£130,000**



Greenwood House Sherren Avenue Charlton Down Dorchester DT2 9UG

Set in the ever popular village of Charlton Down is this 1 bedroom first floor apartment. Comprising of lounge, kitchen, main bathroom and double bedroom. The property further benefits from communal parking and use of the extremely generous communal gardens.

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Entrance Hall

Door in from communal hallway, consumer cupboard and storage cupboard, radiator and doors to the kitchen, lounge/diner, bedroom and bathroom.

Lounge/diner

17' 4" x 10' 9" (5.28m x 3.28m)

Double glazed window to the front and two to the side, radiator, telephone point and door to the entrance hall.

Kitchen

10' 10" x 7' 10" (3.30m x 2.39m)

Double glazed window to the front, fitted kitchen with wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, integrated electric oven and hob, space and plumbing for washing machine, radiator, wall mounted gas combi boiler and door to the entrance hall.

Bedroom

14' x 11' 4" (4.27m x 3.45m)

Double glazed window to the front, fitted wardrobes, radiator, television aerial socket and door to the entrance hall.

Bathroom

Bath with mixer taps and wall mounted shower over, wash hand basin, WC, part tiled, shaver point and door to the entrance hall.



Agents Note

All communal areas of the building are regularly cleaned as well as all the windows of the building.

Charlton Down

Charlton Down is set 4 miles north of Dorchester town centre. It is a new village developed from the site of Herrison Hospital, an old Victorian Mental Hospital. In 1992 the NHS pulled out of Herrison and the three large buildings were bought and converted into apartments. Each of these buildings - Redwood (built 1864), Greenwood (built 1896), and Herrison House (built 1904) now has about 70 apartments.

The village now consists of these three large buildings, about 400 houses, Herrison Village Hall, shop, fitness centre, the original cricket ground and nursing home. It really is a fantastically situated and highly sought after village.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: DCH308103 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/DCH308103

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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