



Connells

Culliford Court Culliford Road North
Dorchester



Property Description

This well-presented one bedroom first floor retirement apartment is situated close to the town centre within this popular development. The property is spacious and offers well laid out accommodation and in brief comprises of an entrance hall, one double bedroom with built in wardrobes, a lounge/diner which overlooks the gardens to the rear, a fully integrated modern kitchen and shower room. The development of Culliford Court offers lift access to all apartments, 24 hour emergency care line, communal lounge, laundry and use of a guest room. There is the use of the stunning landscaped communal gardens and visitor and guest parking

Entrance Hall

Door in from communal hallway with intercom entry system, airing cupboard with ample storage and doors to the lounge, bedroom and shower room.

Lounge

17' 7" x 11' 2" (5.36m x 3.40m)

Double glazed window to the rear, feature fireplace with wood surround and electric fire in set, electric storage heater, telephone point, television aerial socket, wall mounted consumer units, emergency pull cord, single glazed double doors through to the kitchen and door to the entrance hall.

Kitchen

9' 0" x 5' 11" (2.74m x 1.80m)

Double glazed window to the rear, fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, integrated eye level electric oven, separate electric hob with extractor hood over, integrated fridge/freezer, emergency pull cord and single glazed double doors to the lounge.



Bedroom

22' 6" x 9' 8" (6.86m x 2.95m)

Double glazed window to the rear, built in wardrobes with ample storage and hanging space, electric storage heater, telephone point, television aerial socket, emergency pull cord and door to the entrance hall.

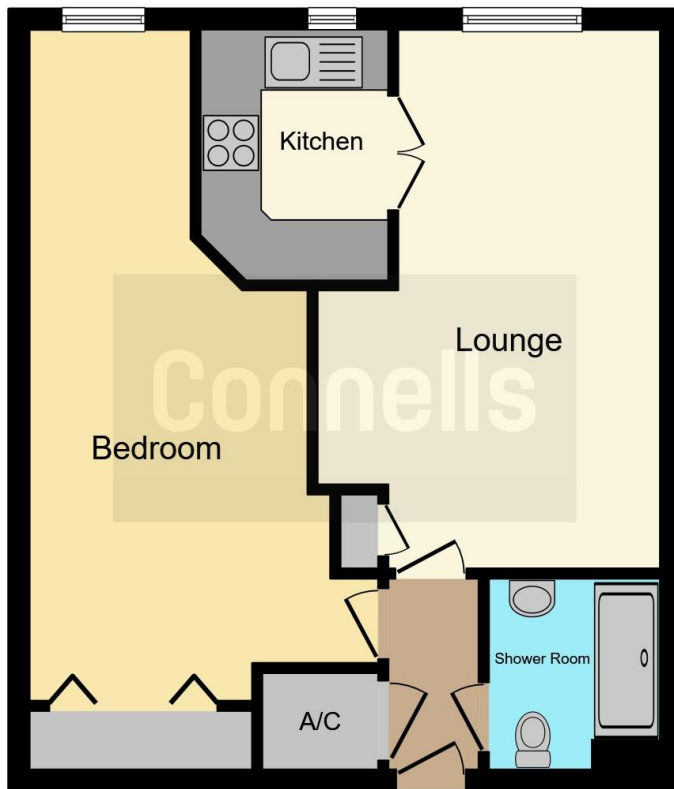
Shower Room

Shower cubicle with wall mounted shower, vanity unit with wash hand basin in set, WC, fully tiled walls, shaver point, extractor fan, emergency pull cord and door to the entrance hall.

Outside & Additional Services

There is access to the communal garden, spacious residents' lounge and laundry room. There is also an on-site Managers Office.





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

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: B

view this property online connells.co.uk/Property/DCH307836

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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