



Connells

Culliford Court Culliford Road North
Dorchester



Property Description

Arguably in one of the best locations within the complex of Culliford Court is this one bedroom ground floor retirement apartment. Close to the entrance and communal lounge and enjoying views over the extensive and well-maintained communal gardens. Comprising kitchen, open plan living/dining room, bathroom and bedroom. The complex offers communal lounge, laundry room and access to the well kept communal gardens. There is also residents parking available.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with an airing cupboard, security intercom and doors leading to the lounge, the bedroom and the bathroom.

Lounge

17' 8" x 11' 2" (5.38m x 3.40m)

A door leads from the entrance hall into the lounge with a double glazed window to the rear aspect, an electric storage heater, a telephone point, a television aerial socket and an electric fireplace. A pair of doors lead to the kitchen.

Kitchen

9' x 5' 8" (2.74m x 1.73m)

A pair of doors lead from the lounge into the part tiled fitted kitchen with a range of wall and base units with worksurfaces over, a double glazed window to the rear aspect, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an integrated under counter fridge and freezer and a wall air heater.



Bedroom

17' 7" x 9' 6" (5.36m x 2.90m)

A door leads from the entrance hall into the bedroom with a double glazed window to the rear aspect and an electric storage heater.

Bathroom

A door leads from the entrance hall into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a shaver point and an extractor fan.

Outside Space

Residents Parking

Residents parking is available for an additional annual fee.

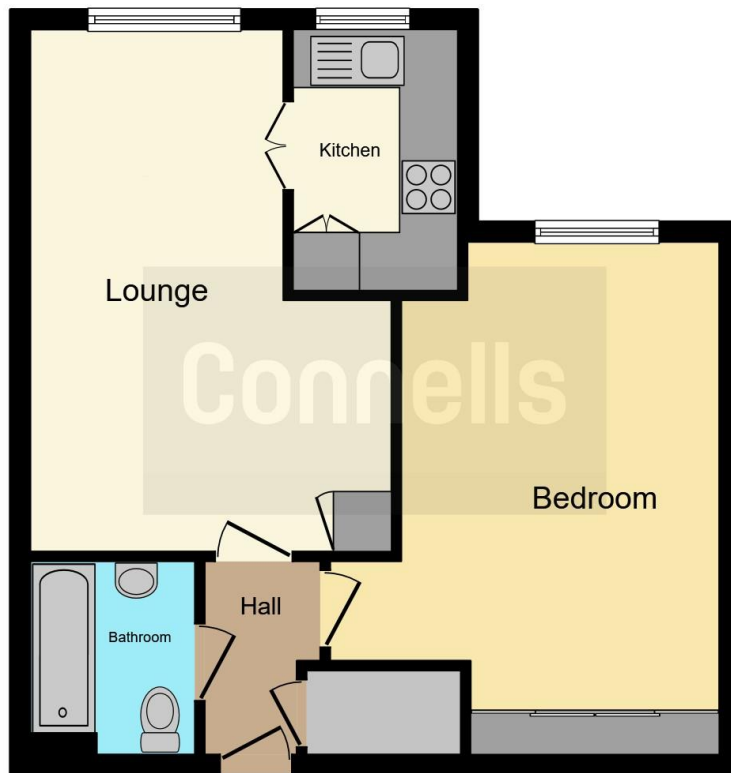
Communal Grounds

To the rear are extensive and well maintained communal grounds which can also be appreciated from the rear windows of this apartment.

Communal Facilities

Culliford Court also benefits from a communal lounge, a lift to all floors, a refuse room and a house manager.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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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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