

Connells

Edgcumbe Manor Somerleigh Road Dorchester







Property Description

Situated close to the heart of Dorset's county town, Dorchester, lies this spacious retirement apartment for the over 65's. The property comprises a generous dual-aspect lounge, modern kitchen-diner, recently updated shower room, storage cupboards and two well-proportioned bedrooms. The property situated on the second floor enjoys views across the town and is serviced by a lift just outside the front door. The building also offers a communal lounge, library, gardens as well as benefitting from warden assistance provided by Somerleigh Court.

Entrance Hall

The front door leads into an L shaped entrance hall with a security intercom, a radiator, a cupboard and the consumer board. Doors lead to the lounge, the bedroom and the shower

Lounge 18' 2" x 17' 6" (5.54m x 5.33m)

A door leads from the entrance into the dual aspect lounge with windows to the front and side, two radiators, a television aerial socket, a telephone point and a doorway leading into the kitchen.

Kitchen

17' x 10' 6" (5.18m x 3.20m)

A doorway leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 /2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, plumbing for a washing machine, space for a fridge freezer, a double glazed window to the rear aspect and the 3 year old gas central heating boiler which has been serviced annually.

Bedroom

13' 6" x 9' 7" (4.11m x 2.92m)

A door leads from the entrance hall into the bedroom with a double glazed window to the front aspect, a radiator and a television aerial socket.

Shower Room

A door from the entrance hall leads into the recently updated, part tiled shower room with a shower cubicle, a WC, a wash hand basin, a shaver point and an extractor fan.

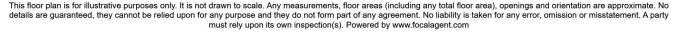
Communal Facilities

The property benefits from a lift that leads to outside the apartments front door, there is a communal lounge, a library, residents parking, gardens and warden assistance provided by Somerleigh Court.









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: C Council Tax Band: C

Service Charge: 5628.00

Ground Rent: Ask Agent

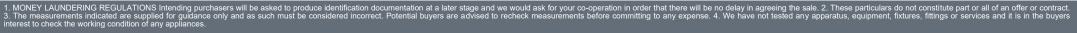
Tenure: Leasehold

The Property Ombudsman





This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

