



Connells

Princes Mews East Princes Street
Dorchester



Property Description

Situated close to the heart of Dorchester Town Centre and within walking distance of the renowned Borough Gardens as well as shops, hospital, buses and train services to London and Bristol, lies this two-bedroom purpose-built ground floor flat. The property comprises two generous bedrooms, the principal with built in wardrobes, generous lounge-diner, modern kitchen, shower room and storage cupboards. There is the added bonus of an intercom system, allocated parking space and access to visitor parking.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a radiator, the security intercom and two walk in storage cupboards. Doors lead into the lounge, the bathroom and bedrooms 1 and 2.

Lounge

20' 4" x 13' 11" (6.20m x 4.24m)

A door leads from the entrance hall into the lounge with dual-aspect double glazed bay windows, a radiator, a television aerial socket and a telephone point. The lounge leads to the fitted kitchen and a door leads outside to the rear of the property and the visitor parking area.

Kitchen

10' 3" x 6' 4" (3.12m x 1.93m)

The fitted kitchen has a range of wall and base units with worksurfaces over, a stainless steel 1 1/2 bowl sink and drainer, an electric oven and hob with a cooker hood over, an integral washing machine and fridge freezer, and the central heating boiler. There is a double glazed window.



Bedroom 1

10' 11" plus wardrobe recess x 9' 10" (3.33m plus wardrobe recess x 3.00m)

A door leads from the entrance hall into bedroom 1 with a radiator, double glazed window, a television aerial socket, a telephone point and built in wardrobes.

Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

A door leads from the entrance hall into bedroom 2 with a double glazed bay window and a radiator.

Shower Room

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

Parking

The property benefits from one allocated parking space.





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

To view this property please contact Connells on

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3 High West Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1836.76

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308988

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 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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