



Connells

Swanbridge Court London Road
DORCHESTER



Property Description

This well-presented one bedroom upper floor retirement apartment is set in Swanbridge Court, close to Dorchester town centre and originally built by McCarthy Stone. This property enjoys a pleasant aspect of the River Frome and further benefits from access to residents parking and communal garden.

2nd Floor

Entrance Hall

The front door leads into the entrance hall with a storage cupboard housing the consumer cupboard, the security intercom and door leading to the lounge, the bedroom and the shower room.

Lounge

10' 7" x 16' 10" (3.23m x 5.13m)

A door leads from the entrance hall into the lounge with a double glazed window to the front aspect, an electric fireplace, a telephone point, a television aerial socket and a doorway leading to the kitchen.

Kitchen

7' 3" x 5' 5" (2.21m x 1.65m)

A doorway leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, a fridge freezer and an electric hob with a cookerhood over.



Bedroom

14' x 8' 8" (4.27m x 2.64m)

A door leads into the bedroom with a double glazed window to the front aspect and with built in wardrobes.

Shower Room

A door leads from the entrance hall to the part tiled shower room with a WC, a wash hand basin, a shower cubicle, a electrically heated towel rail and an extractor fan.

Communal Facilities

There is access to the residents lounge, residents parking, communal laundry facilities, a guest suite upon reservation and all residents can enjoy the well maintained landscaped communal gardens with mature shrubs and trees perfect for sitting out in the sunshine!





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

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

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3031.66

Ground Rent:
 428.82

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308911

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1989. 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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