



Connells

Little Keep Gate Barrack Road
Dorchester



Property Description

Situated in a purpose built block of flats close to Dorchester town centre and a wide range of amenities is this substantial, over 1000sqft, two bedroom flat. The property comprises two double bedrooms, the principal of which boasts a modern en-suite shower room, family bathroom, storage cupboards, kitchen-diner and spacious dual aspect lounge-diner. The property further benefits from an allocated parking space in a secure gated car park.

2nd Floor

Entrance Hall

The front door leads into the entrance hall with a double glazed window to the front aspect, a consumer cupboard, an airing cupboard housing the gas combi boiler and doors leading to the lounge / dining room, the kitchen, the bathroom and bedrooms 1 and 2.

Lounge / Dining Room

15' 7" x 31' 7" (4.75m x 9.63m)

A door from the entrance hall leads into the spacious living / dining room with a double glazed window to the front aspect and a pair of double glazed doors opening to a juliet balcony to the rear aspect. There is an electric fireplace, two radiators, a telephone point and a television aerial socket.

Kitchen / Diner

16' 9" x 13' 3" (5.11m x 4.04m)

A door leads from the entrance hall into the fitted kitchen / diner with a range of wall and base units with worksurfaces over, a 1 1/2 bowl black composite sink and drainer, a Neff electric oven and hob with a cookerhood over, plumbing for a washing machine, an integrated dishwasher, a fridge freezer, a radiator and a double glazed window to the rear aspect.



Bedroom1

13' 7" x 12' 2" (4.14m x 3.71m)

A door leads from the entrance hall into the bedroom 1 with a double glazed window to the front aspect, a radiator, built in wardrobes and a door leading to the ensuite bathroom.

Ensuite

A door leads from bedroom 1 into the part tiled ensuite bathroom with a WC, a wash hand basin, a shower cubicle, a shaver point, a radiator, an extractor fan and a double glazed window to the front aspect.

Bedroom 2

14' 3" x 8' 10" (4.34m x 2.69m)

A door from the entrance hall leads into bedroom 2 with a double glazed window to the rear aspect, a radiator and a television aerial socket.

Bathroom

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

Outside Space

Parking

The property benefits from allocated and visitor parking.

Communal Gardens

Communal gardens are laid to lawn with mature shrub borders.









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: D

Service Charge:
 2041.03

Ground Rent:
 257.73

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309008

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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