



**Connells**

Glyde Path House Glyde Path Road  
Dorchester



### Property Description

Situated close to the heart of Dorset's County Town, Dorchester, lies this two bedroom second floor flat. The property comprises two double bedrooms, family bathroom and dual-aspect open plan kitchen-living area. The property is well-presented and bright throughout and offers the ideal opportunity to live close to the towns wide range of amenities.

### 2nd Floor

#### Entrance Hall

The front door leads into the entrance hall with a consumer cupboard and doors leading to the open plan lounge / dining room / kitchen space, the bathroom and both bedrooms.

#### Open Plan Living Space

19' 9" x 14' 9" ( 6.02m x 4.50m )

A door leads from the entrance hall into the dual aspect open plan lounge / dining room / kitchen space with double glazed windows to the front and rear aspects, an electric radiator and laminate flooring.

The fitted kitchen has a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over and integrated appliances including a dishwasher, a washing machine and undercounter fridge freezer.



### **Bedroom 1**

12' x 9' 10" ( 3.66m x 3.00m )

A door from the entrance hall leads into bedroom 1 with dual aspect double glazed windows to the rear and side aspects, an electric radiator and a television aerial socket.

### **Bedroom 2**

13' 5" x 7' 3" ( 4.09m x 2.21m )

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

### **Bathroom**

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

### **Parking**

Permit parking is available locally.

### **Agents Note**

We are advised that the property will have a 125 year new lease upon completion and that the first years service charge will be £1188.44 including the buildings insurance.





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](http://www.focalagent.com)

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EPC Rating: E Council Tax  
 Band: B

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Tenure: Freehold



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