



**Connells**

Homechester House High West Street  
Dorchester





### Property Description

Situated close to the centre of Dorchester within the popular Homechester House retirement block lies this one bedroom top floor apartment. The property comprises a double bedroom, kitchen, lounge-diner and shower room. There is the added bonus of access to a wide range of communal facilities including parking, lounge, gardens and washing facilities. The property is offered to the market with no onward chain.

### 3rd Floor

### Entrance Hall

The front door leads into the entrance hall with the consumer cupboard and doors leading to the open plan lounge / kitchen, the bedroom and the shower room.

### Open Plan Living Space

10' 6" x 14' 10" ( 3.20m x 4.52m )

a Door lead form the entrance hall into the open plan living space with a double glazed window to the front aspect, an electric storage radiator, a television aerial socket, a telephone point and is open to the fitted kitchen.

### Kitchen

5' 3" x 7' 3" ( 1.60m x 2.21m )

The open plan living space leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob and with space for an undercounter fridge freezer.



## Bedroom

11' 6" x 8' 7" ( 3.51m x 2.62m )

A door leads from the entrance hall into the bedroom with a double glazed window to the front aspect, built in wardrobes, an electric storage radiator and a telephone point.

## Shower Room

A door leads from the entrance hall into the shower room with a shower cubicle, a WC, a wash hand basin and an electric storage radiator.

## Communal Space

The property further benefits from a communal lounge, a laundry room, gardens and residents parking.

## Agents Notes

This property is for people aged 60 and over.

The Council Tax is Band A.

The EPC rating is C.

The lease is 99 years from 01/09/1983.

We are advised the Service charge is currently £2505.26 per annum and the ground rent is £427.06.

We are advised that no boats, caravans or mobile homes are allowed on site.



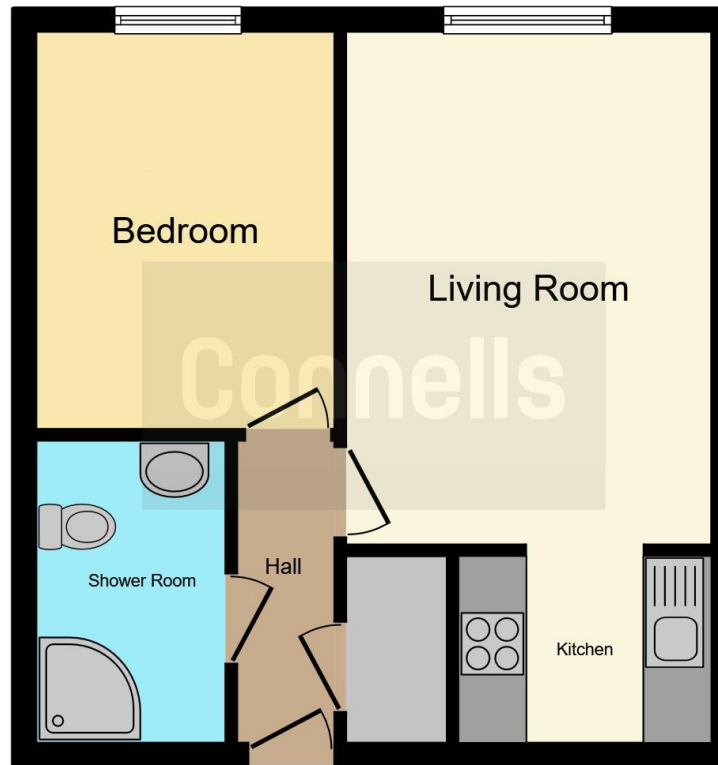












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax  
 Band: A

Service Charge:  
 2505.26

Ground Rent:  
 427.06

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309295](http://connells.co.uk/Property/DCH309295)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1983. 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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