



Connells

High West Street
Dorchester



Property Description

Set within the historic market down of Dorchester this well presented two bedroom maisonette benefits from a variety of local amenities nearby, including shops, restaurants, coffee shops and much more. As you enter the property it comprises an open plan living room/kitchen with a variety of base units with solid stone worksurfaces and an integrated oven and hob and washing machine, there is also a double bedroom and shower room. Upstairs, the property offers a landing space, a second double bedroom and a family bathroom with a freestanding bath and separate shower cubicle. The property also benefits from secondary glazing.

First Floor

Entrance Hall

Door in from the communal stairs of the building. Within the entrance hall of the maisonette itself there are doors to the lounge/kitchen, bedroom 2 and the shower room with stairs leading up to the first floor.

Lounge / Kitchen

13' 7" x 20' 4" (4.14m x 6.20m)

Lounge Space

Open to the kitchen with two single glazed windows with secondary glazing to the front aspect, an electric radiator, a television aerial socket, wooden floorboards, a ceiling fan with light and a door to the hallway.

Kitchen Space

Open to the lounge with a single glazed window with secondary glazing to the front aspect. Fitted kitchen with base units with solid stone worksurfaces over and with the drainer and the sink in set, an integrated electric oven and hob with stainless steel splash back, an integrated washing machine, a space for fridge and freezer, a breakfast bar and an electric radiator.

Bedroom 2

13' 11" x 9' 3" (4.24m x 2.82m)

With a single glazed window with secondary glazing to the rear aspect, picture rails and door to the hallway.

Shower Room

A door leads from the entrance hall into the part tiled shower room with a shower cubicle, a vanity unit with wash hand basin in set, a WC, a wall mounted mirror with lights, a shaver point, an extractor fan and a radiator.

Second Floor

Landing

Stairs lead up from the entrance hall with a single glazed Velux window and doors to bedroom 1 and the bathroom.

Bedroom 1

9' 5" x 18' 1" (Restricted Head Height) (2.87m x 5.51m (Restricted Head Height))

With a single glazed window with secondary glazing to side aspect and a Velux window to the rear aspect, an electric radiator and a door to the landing.

Bathroom

With a single glazed window with secondary glazing to the rear aspect, a free standing bath with shower attachment, a separate shower cubicle, a vanity unit with a wash hand basin in set, a wall mounted mirror with lights and a shaver point, a WC, a radiator, an airing cupboard and a door to the landing.

Outside Space

Parking

One allocated parking space.

Agents Note

The property is Grade II listed.

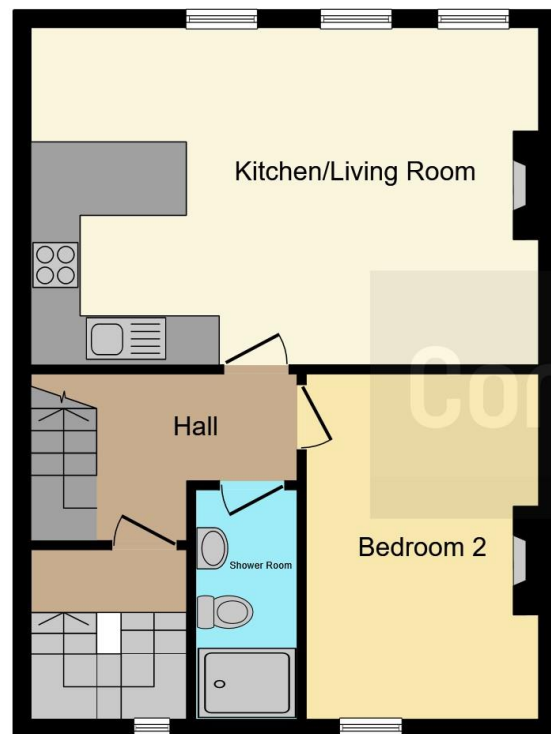
The property benefits from a share of the Freehold - the lease is 125 years from 01.01.2021.

The service charge for 2025 is £1600.00.

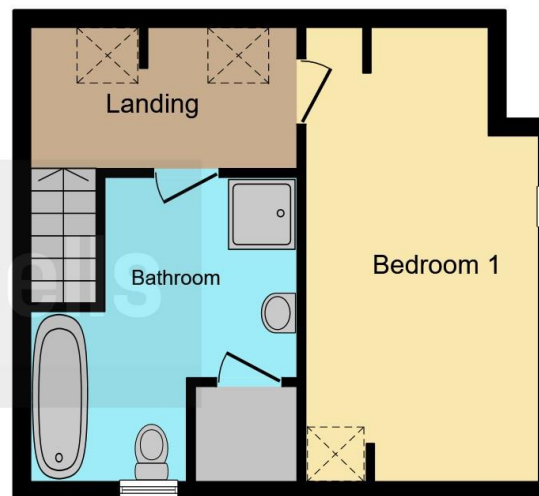








First Floor



Second Floor

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
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1600.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309383

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2021. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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