



**Connells**

Beech Court South Walks Road  
Dorchester



## Property Description

Connells are pleased to offer this beautifully presented first floor apartment which is situated in a popular town centre location overlooking South Walks Road. The property is within close proximity to the very popular Brewery Square, the railway station and bus services. The property has been well maintained with accommodation including a large L-shaped hallway, a double aspect living/dining room, modern fitted kitchen, two double bedrooms and the family bathroom. This modern and stylish apartment is offered for sale with no forward chain. Outside there is garage which has power and a light with a parking space in front for ease.

## First Floor

### Entrance Hall

Door leading from the first floor communal hallway, laid with wood effect laminate flooring, with a cupboard housing the consumer unit, a radiator, the intercom system, an airing cupboard housing the immersion tank and an additional storage cupboard with shelving and doorways leading to the lounge/dining room, the kitchen, bedrooms 1 and 2 and the bathroom.

### Lounge / Dining Room

21' 10" x 13' 10" ( 6.65m x 4.22m )

Door leading from the hallway to a fully carpeted lounge / dining room with double glazed windows to the front and side aspects with pleasant views over the landscaped communal gardens, an electric fireplace, a storage heater, air vents and fitted curtains.

### Kitchen

8' x 10' 6" ( 2.44m x 3.20m )

With a door leading from the hallway, to a part tiled kitchen with a laminate floor and fitted with a range of base and wall units, a double glazed window to the side aspect, compact laminate worksurfaces, a stainless steel sink and drainer inset, a freestanding electric oven and hob, plumbing for a washing machine and space for a fridge/freezer.



### **Bedroom1**

12' 10" x 10' 5" ( 3.91m x 3.17m )

Door leading from the hallway, to a fully carpeted bedroom with double glazed windows to the rear and side aspects, insulated external walls and a storage heater.

### **Bedroom 2**

10' 10" x 9' 4" ( 3.30m x 2.84m )

Door leading from the hallway to a fully carpeted bedroom, with a double glazed window to the rear, an electric storage heater, insulate external walls and a walk in storage cupboard.

### **Bathroom**

Door leading from the hallway to a fully tiled bathroom with a wood effect vinyl floor, a bath with a rainfall shower over it, a glass shower screen, a wall heater, a WC, a shaver pint, an extractor fan and a vanity wash hand basin.

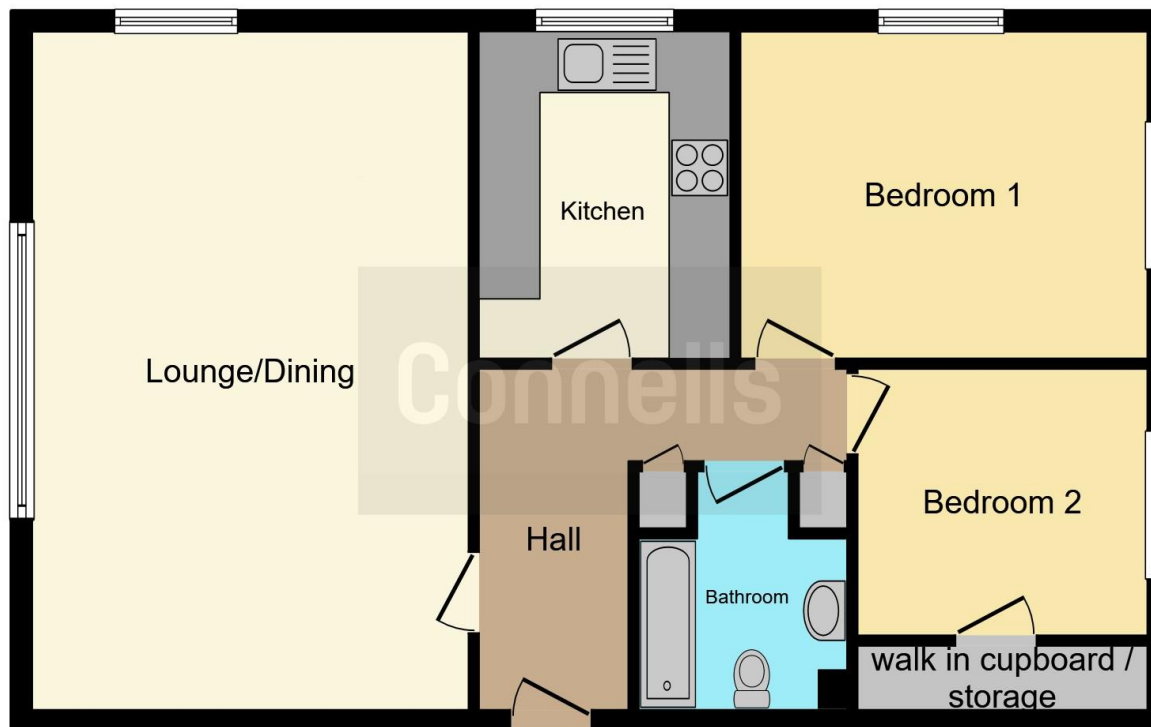
### **Garage**

A single garage with an up and over garage door, power and a light, with a worktop to the rear and units above to create an additional storage area. There is also an additional parking space in front of the garage.









## Floor Plan

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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH308674](http://connells.co.uk/Property/DCH308674)**

This is a Leasehold property with details as follows; Term of Lease 400 years from 01 Jan 1969. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH308674 - 0009