



Connells

Signature House Maumbury Gardens
Dorchester

Signature House Maumbury Gardens Dorchester DT1 1WF

for sale guide price
£165,000



Property Description

Situated at Signature house within the award winning Brewery Square Development is this fantastic one bedroom apartment exclusive to the over 55's. Comprising of light and airy lounge-diner, modern kitchen, generous double bedroom and stunning shower room. The property also boasts an allocated parking space in a secure underground car park. The development benefits greatly from a range of communal facilities including; gardens, roof terrace with far-reaching views across the town, laundry room, communal lounge and library.

4th Floor

Entrance Hall

The front door leads into the entrance hall with an airing cupboard and a storage cupboard that houses the consumer board. Doors lead to the lounge, the bedroom and the shower room.

Lounge / Dining Room

16' 11" max x 12' 7" max (5.16m max x 3.84m max)

A door leads from the entrance hall into the lounge / dining room with an electric radiator, a telephone point, a television aerial socket, double glazed windows to the front and side aspects and a doorway which leads to the kitchen.

Kitchen

8' 3" x 9' 2" (2.51m x 2.79m)

A doorway from the lounge / dining room leads into the kitchen fitted with a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an integrated dishwasher and an integrated fridge freezer.



Bedroom

13' 11" x 11' (4.24m x 3.35m)

A door leads from the entrance hall into the bedroom with double glazed windows to the front and side aspects, an electric radiator, a telephone point, a television aerial socket and fitted wardrobes.

Shower Room

A door from the entrance hall leads to the part tiled shower room with a WC, a wash hand basin, a shower, an electric heated towel rail, an illuminated mirror and an extractor fan.

Outside Space

Parking

The property benefits from an allocated parking space in the secure underground car park.

Communal Space

The property benefits from a number of communal facilities. These include a laundry room, a communal lounge, a library, gardens and a roof terrace with planting, seating and which enjoys far reaching views.

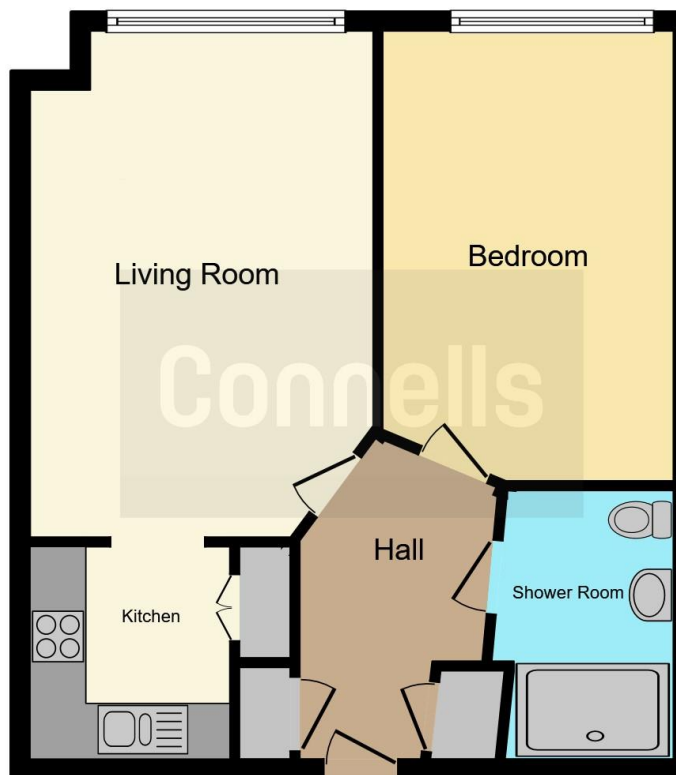
Agents Note

The sale of this property is subject to a Grant Of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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: C

Service Charge:
 4411.22

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH308477

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2012. 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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