



Connells

Southfield House South Walks Road
Dorchester



Property Description

Top floor apartment set in the popular over 60's retirement complex of Southfield House. Comprising of a lounge, kitchen, bathroom and two spacious bedrooms. The complex also offers a communal lounge, laundry room, access to communal gardens and communal parking. Offered to the market with no forward chain.

Entrance Hall

Door from the communal hall with secure phone entry system, two cupboards, electric heater, access to loft and doors to both bedrooms, lounge and shower room.

Lounge

14' 7" x 10' 11" + door recess (4.45m x 3.33m + door recess)

Double glazed window to the rear of the building, feature fireplace, electric heater, telephone point, television aerial socket and doors to the kitchen and hallway.

Kitchen

10' 11" Max x 7' 2" (3.33m Max x 2.18m)

Fitted kitchen with wall and base units, work surfaces with stainless steel sink and drainer in set, tiling, electric cooker and hob with cookerhood over, plumbing for washing machine, space for fridge/freezer, extractor fan and door to the lounge.



Bedroom 1

14' 6" Max x 10' 3" + door recess (4.42m Max x 3.12m + door recess)

Double glazed window to rear, built in wardrobe, electric heater, television aerial socket and door to the hallway.

Bedroom 2

11' x 7' 3" (3.35m x 2.21m)

Double glazed window to rear, electric heater and door to the hallway.

Shower Room

Shower cubicle with fitted hand rail plus folding seat, vanity unit with wash hand basin in set, WC, part tiled, electric towel rail, wall mounted electric heater, shaver point, extractor fan and door to the hallway.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/DCH306695](https://www.connells.co.uk/Property/DCH306695)

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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