



Instinct Guides You



Little Keep Gate, Dorchester £170,000

- No Onward Chain
- Two Double Bedrooms
- Little Keep Development
- Open Countryside Views
- Two Bathrooms
- Close To Transport Links
- Moments From Town Centre
- Gated Allocated Parking



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Little Keep Gate is a modern complex moments from Dorchester town centre, this spacious apartment with allocated GATED PARKING offers well planned accommodation with TWO DOUBLE bedrooms, TWO BATHROOMS and generous open plan living space which enjoys a far reaching countryside view. The property is set within an attractive building with landscaped communal grounds and benefits from close proximity to Dorchester town centre, transport links and local amenities with countryside river walks abound.

The apartment is approached via a communal entrance leading into a central hallway. From here access is given to lounge/diner that is filled with natural light from the dual aspect Juliet Balconies. The kitchen sits adjacent and is fitted with modern base and wall units, integrated oven, hob, extractor fan and space for further white goods.

The main bedroom is a well proportioned double, featuring fitted wardrobes and storage along one wall. This room also benefits from its own en-suite which includes a shower, wash basin and WC. The second bedroom is another good sized double, positioned next to the main bathroom. The bathroom is presented with a three piece suite including bath, wash basin and WC.

Externally the development is set within well maintained communal areas and offers both resident and visitor parking. The position of the property ensures convenient access to Dorchester's shops, cafes, restaurants and transport links including Dorchester South and Dorchester West railway stations.

Room Dimensions

Kitchen 9'4" max x 5'11" max (2.85m max x 1.81m max)

Lounge/Diner 17'6" x 12'4" (5.35m x 3.76m)

Bedroom One 16'10" x 8'2" (5.15m x 2.49m)

Bedroom Two 12'7" max x 8'3" max (3.85m max x 2.54m max)

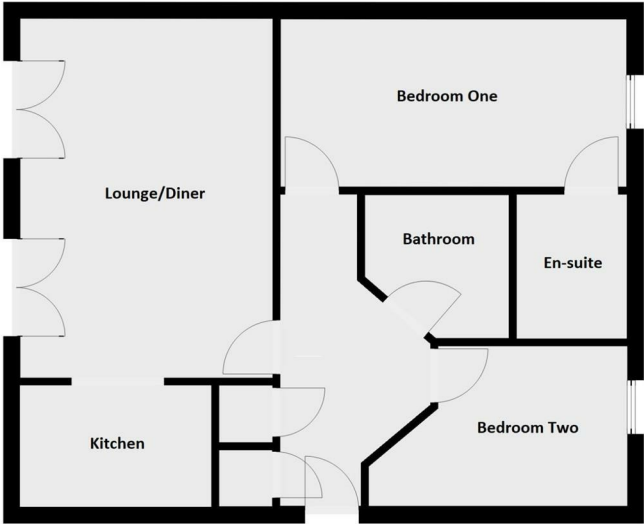
Bathroom

En-suite

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease which commenced in 2008, ground rent is £257.73 per annum, service charge is £2124 per annum, pets are on permission, letting is permitted but no holiday letting.

We recommend a solicitor check these details before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.