



## Casterbridge Court, London Road, Dorchester, Dorset

A contemporary and high specification, ground floor apartment with garden access and 2 double bedrooms, located in Dorchester town with off street parking.

Guide Price  
**£345,000**  
Leasehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



**Flat 12, Casterbridge Court,  
32 London Road, Dorchester,  
Dorset, DT1 1WY**

- Exclusive over 60's building
  - Ground floor apartment
  - Direct door access to the garden
- Off street parking opposite the main entrance
- 24/7 call system for emergencies
  - On-site House Manager
  - Camera entry system
  - Communal lounge
    - Guest suite
  - Council Tax Band D

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Sales Office  
on 01305 261008







### The Property

Casterbridge Court is a luxury retirement living development of just 44 apartments for the over 60's within close proximity of the County town centre of Dorchester. This ground floor, 2 double bedroom apartment benefits from an on-site House Manager during office hours and a 24/7 call system for emergencies, meaning peace of mind with for your safety, security and accessibility.

Built with a high end specification in mind this beautifully designed exclusive ground level apartment with direct garden access, is fitted with ample storage cupboards, raised sockets and appliances of ease of use.

The apartment benefits from being located to the rear of the building and takes full advantage of its sunny aspect. The sitting room has a large glazed door giving direct access to the patio and the communal gardens beyond. The kitchen has been fitted to a high standard including built in fridge and freezer, dishwasher, washer / dryer, microwave and electric

oven and hob. The 2 bedrooms are both spacious double bedrooms and the master bedroom has a built in walk in wardrobe with quality shelving and rails. The spacious stylish ensuite has an extra large level walk in shower cubicle with full tiling and a fitted cupboard with shelving. The main bathroom is also spacious and has a bath as well as shower cubicle. The apartment entrance all is fitted with a large walk in utility cupboard with space and plumbing for a washer / dryer as well as the Vent-Axia boiler, pressurised hot water cylinder and there is further space for storage.

Outside there are well kept communal gardens with patio areas for out door dining and socialising and there is the advantage of a designated off road parking space located right opposite the main entrance.

### Situation

Located a short distance away from amenities, Casterbridge Court is located close to a good range of shops, supermarkets, medical centre, restaurants and leisure

facilities to include the ever growing Brewery Square Development. The Dorset County Hospital is also nearby. Dorchester also benefits from a highly regarded bus service and two train stations, with Dorchester South being a mainline station straight to London Waterloo.

There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

### Services

Mains gas, electrics, water and drainage.

Broadband - Ultrafast speed available

Mobile - It is reported that there is limited indoor coverage and likely outdoor coverage (<https://www.ofcom.org.uk>)

Local Authority  
Dorset Council 01305 25101

Council Tax Band: D  
EPC: B

**Lease Information**

999 year lease commencing January 2021. 998 years remaining. Service charges £3,600 per annum, payable monthly in amounts of £300. No ground rent payable.

**Directions**

From top of town roundabout in Dorchester, follow High West Street down to High East Street which leads into London Road, Casterbridge Court can be found on the right hand side.

**London Road, Dorchester**

Approximate Area = 788 sq ft / 73.2 sq m  
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 986905



Dorchester/KWI/06.06.24/rev

**01305 261008**  
Symonds & Sampson LLP  
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,  
Dorchester, Dorset, DT1 1QR  
dorchester@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

