



## Garland Court, Princes Street, Dorchester, Dorset

A light and airy one bedroom first floor apartment in Dorchester town centre with an allocated off street parking space.

Guide Price  
**£160,000**  
Share of Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

## 5 Garland Court, Princes Street, Dorchester, Dorset, DT1 1TE

- One double bedroom
- Town centre location
  - Off street parking
  - Outdoor store
  - Light and airy
- No onward chain
- Gas central heating
- Council Tax Band A

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

A modern first floor apartment of brick built construction, conveniently located tucked away in central Dorchester, only a stones throw from the town centre with all the amenities it offers. This newly redecorated property comes with the huge advantage of off-street parking as well as double glazing throughout and gas central heating.

A door leads to the communal entrance hall and stairs rise to the first floor where a door leads to the hallway of the apartment.

The hall leads to all rooms and there is a handy storage cupboard for linen etc. The sitting room is a spacious room with box bay South facing window and window seat. A door leads to the kitchen which has basic units include floor and wall mounted storage cupboards and drawers and there is a window to the rear. There is space for a fridge / freezer, washing machine, cooker and a wall mounted gas central heating combi boiler. There is space for a free standing

breakfast bar or a small table. The bedroom is a double room with an outlook to the front and a built in wardrobe. The family bathroom is clean and simple with a bath, WC and wash hand basin and there is a built in handy cupboard.

### Outside

There is a covered off street parking space that belongs to the property as well as a communal clothes drying area and bin area. There is a secure externally accessed large store cupboard that is also belonging to the property, a handy storage area that would fit a bike etc if desired.

### Situation

The property enjoys a convenient location being in the heart of the County Town of Dorchester and just a short walk from the Borough Gardens and the main shopping streets with a wide range of retailers, cafes and restaurants within easy stumbling distance.

Dorchester also offers leisure facilities and the renowned Dorset County Hospital, which is in easy walking distance. Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland.

Dorchester South and Dorchester West train stations provide train services to London Waterloo and Bristol Temple Meads. There are also regular bus services to the surrounding towns and villages.

### Services

Mains water, drainage, electricity and gas.

Broadband - Ultrafast speed available

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

### Local Authority

Dorset Council - 01305 251010  
Council Tax Band A

### Lease Details

Share of Freehold (Garland Court Management Company)

Lease 999 years from 1982 (957 years remaining).

Management costs £1,474 (paid monthly or quarterly - reviewed annually).

Additional one off cost on purchase of £48 for the annual membership share certificate.



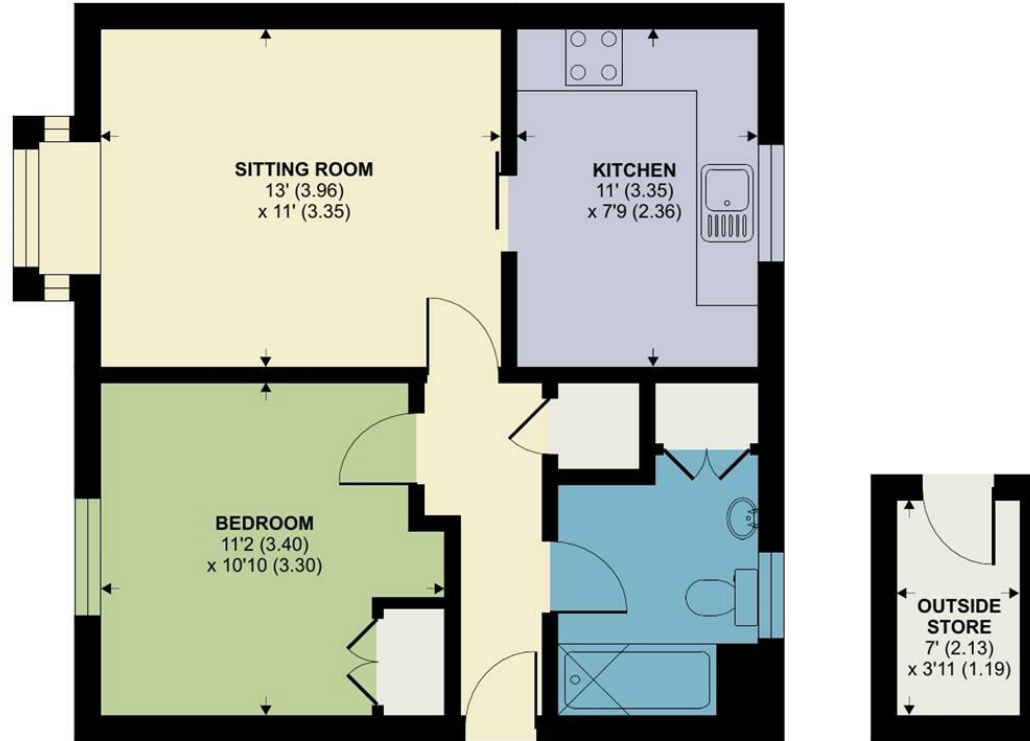
## Garland Court, Princes Street, Dorchester

Approximate Area = 485 sq ft / 45 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 513 sq ft / 47.6 sq m

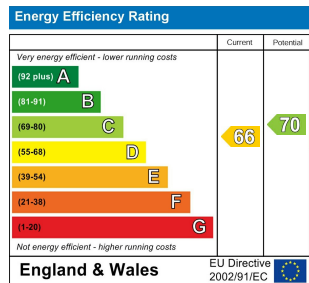
For identification only - Not to scale



FIRST FLOOR

### Directions

From the Top O' Town round-a-bout, take the turning on to Albert Road, then take the first turning left on to Prince's Street, just before Borough Gardens. Garland Court is located on the left hand side and number 5 will be accessed under the archway.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024. Produced for Symonds & Sampson. REF: 1123386



Dorchester/KWI/22.05.24



01305 261008

Symonds & Sampson 9 Weymouth Avenue

Brewery Square

Dorchester

Dorset

DT1 1QR

dorchester@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.

