



Symonds  
& Sampson

Albert Road  
Dorchester, Dorset



# Ground Floor Flat

7 Albert Road, Dorchester,  
Dorset, DT1 1SF

A spacious three bedroom ground floor garden flat in a handsome period house, close to the town centre, Borough Gardens and Dorset County Hospital.



- For sale with no onward chain
- Envious location opposite Borough Gardens
  - Short walk to the town centre
    - Modern fitted kitchen
    - Two en suite shower rooms
    - Private enclosed garden
      - Garage

Guide Price £425,000

Leasehold

Dorchester Sales  
01305 261008  
dorchester@symondsandsampson.co.uk



## THE DWELLING

A three bedroom ground floor apartment with its own private garden, garage and parking. Forming part of a handsome period house conveniently situated near to Borough Gardens and within easy reach of the town centre, hospital and train station.

## ACCOMMODATION

The accommodation is light and bright with some lovely period features, including tall ceilings and ornate cornices, mixed with modern benefits such as double glazed windows and gas central heating. The property has its own private entrance into a porch which leads to a nice sized hallway with coats cupboards and floor hatch giving access into a cellar. A stylish kitchen fitted with a large island unit, ample work surfaces and integrated appliances including a fridge, freezer, washing machine, dishwasher, twin ovens and electric hob. Attractive flooring extends into the sitting room; a good size with a bay window, TV connection and chimney breast with hearth and gas stove.

There are three bedrooms, bedroom 3 being a single room. The master bedroom is a double room with en suite shower room. Bedroom 2 is another double room with en suite shower room and cupboard housing the gas boiler. There is also a separate bathroom with a contemporary white suite to include a bath, WC and vanity basin.

## OUTSIDE

At the front of the building is a brick paved drive and a side gate giving private access into the garden, which is mainly laid to lawn with a well stocked flower border and silver Birch tree giving dappled shade over a patio.

There is a detached garage with power and light, and side door gives convenient access from the garden.

## SITUATION

The apartments are situated adjacent to the attractive Borough Gardens within the heart of this county town. The property falls within the catchment area of a number of highly regarded schools and the town centre is within a short distance, providing a good range of shops, restaurants and leisure facilities.

Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively and the Dorset County Hospital is nearby.

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.

## DIRECTIONS

What3words///haystach.spoil.remove

## SERVICES

Mains gas, electric, water and drainage. Gas central heating.

Broadband - Ultrafast speed available

Mobile - You are likely to get mobile coverage outdoors and have limited coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

Lease 125 years from September 2007 (109 years remaining).

Service charge £1935.57 per annum paid twice yearly in January and June. (£967.79 x2)

No ground rent.

Please note that we have not inspected the cellar.





# Albert Road, Dorchester

Approximate Area = 1256 sq ft / 116.6 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1415 sq ft / 131.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1184757



Dorchester/SXP/17.10.2024 rev



01305 261008

dorchester@symondsandsampson.co.uk  
Symonds & Sampson, 9 Weymouth Avenue,  
Dorchester, Dorset DT1 1QR



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT