



Symonds
& Sampson

Hascombe Court

Somerleigh Road, Dorchester, Dorset

27 Hascombe Court

Somerleigh Road, Dorchester
Dorset DT1 1AG

A ground floor two bedroom close-care apartment enabling independence and quality of life during retirement, whilst being close to the town centre.



- No forward chain
- Ground floor flat
- Town centre location
 - Master en-suite
 - Care options
- 2 double bedrooms
- Exclusive over 65's building
- Off street resident/visitor parking

Guide Price £375,000

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Hascombe Court is part of a quality development of close-care apartments offering on site nursing home facilities and 24 hour emergency response within the centre of Dorchester. The customizable care package offers a range of services such as daily healthcare assistant visits, laundry and cleaning services and guest suites for visitors.

A security entry phone gives access to the building. There is a communal entrance with a lift and stairs that will take you to all floors, as well as a lounge/dining room and other communal areas for residents to enjoy. The apartment has been designed to cater for wheelchair access, has gas fired central heating and double glazing.

ACCOMMODATION

The accommodation includes an entrance hall and a spacious sitting/dining room. There is a fitted kitchen with integrated appliances including eye-level oven, induction hob, washing machine and slimline dishwasher; there is also space for a freestanding tall fridge/freezer and further white goods. There are two double bedrooms, the master with an en-suite shower room and a separate bathroom.

OUTSIDE

Outside there are landscaped communal grounds with seating areas, paved terraces and resident/visitor parking spaces.

SITUATION

Hascombe Court enjoys a convenient location in the heart of the county town, just a short walk from the high street and shops. The new Brewery Square development is also close by and boasts a variety of shops, restaurants and a multi-screen cinema.

The nearby Dorchester South and Dorchester West stations in the town provide mainline rail services to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words///knees.tissue.coverings

SERVICES

Mains water, electricity, gas and drainage are connected.
Gas fired central heating system.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

We are advised that the property has never flooded in the 5 years of ownership. For further available information please use: <https://www.gov.uk/check-long-term-flood-risk>

Lease 150 years from January 2001 (126 years remaining).

Service charge £7,668 per annum, paid on a monthly basis in £639 amounts. To include 24hr emergency response, monthly activities and two large events, building insurance, maintenance of communal areas and gardens.



Somerleigh Road, Dorchester

Approximate Area = 926 sq ft / 86 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	79
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Symonds & Sampson. REF: 1202942



Dorchester/SXP/22.10.2024



01305 261008

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



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