

Symonds
& Sampson

Chestnut Court

Charlton Down, Dorchester, Dorset

Flat 5

Chestnut Court

Charlton Down, Dorchester
Dorset DT2 9FN

A modern, ground-floor, purpose-built flat for over 55's with two double bedrooms and its own private terrace. Resident parking and offered for sale with no onward chain.



- Ground floor
- No onward chain
- Two double bedrooms
- Private terrace/garden area
- Short commute to Dorchester
- Communal areas and grounds
- Nearby village shop

Guide Price £240,000

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Chestnut Court is a purpose-built retirement village for individuals aged over 55 and is situated in the lovely village of Charlton Down, just a stone's throw from the county town of Dorchester. There are communal facilities within the development, including a residents' lounge and kitchen with access to a patio. There is also an impressive communal entrance with seating and lift access to the upper floors.

ACCOMMODATION

The property is spacious, offering well-sized rooms and accommodation, which includes an entrance hall with a large double coat cupboard and an additional cupboard housing the gas combi boiler. There are two double bedrooms and a bathroom featuring a bath, walk-in shower with a soakaway, WC, and basin. A good sized bathroom providing ample space for mobility equipment. The living room is nicely proportioned, with a TV point and double doors leading to the terrace. Sliding pocket doors open into the kitchen, which is fitted with plenty of cupboards and drawers, work surfaces and integrated appliances including: a fridge/freezer, electric oven, hob, dishwasher and a washing machine.

The property offers potential for adaptation and may be ideal for someone with limited mobility seeking level access, or for a buyer who simply prefers a ground-floor layout. Additional benefits include double glazing, gas central heating and a security entry phone system.

OUTSIDE

The well-maintained communal grounds, featuring a variety of shrubs and trees, surround the development. There is resident parking available, as well as a refuse storage area.

SITUATION

Charlton Down is approximately 4 miles north of the county town of Dorchester. The village benefits from a shop and a splendid village hall. There is also a gym, a cricket pitch and tennis courts.

The local bus services provide links to the surrounding villages and Dorchester town centre. The county town provides a wide range of amenities and facilities including Dorchester South and Dorchester West Train Stations which both provide services to London Waterloo and Bristol Temple Meads and the renowned Dorset County Hospital. Sporting facilities include a sports and leisure centre, Dorchester rugby club, football and cricket clubs,

golf at Came Down and sailing at Weymouth and Portland.

There are outstanding walking and riding opportunities over the surrounding countryside and along the coastline.

DIRECTIONS

What3words///pops.zinc.quicker

SERVICES

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

Broadband - Ultrafast speed available.

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

MATERIAL INFORMATION

Please note the properties are for over 55's in age.

Lease Details and Management Charges.

125 year lease from 1 September 2008.

Service charge £2,538.64 pa, paid in 6 monthly instalments. (£1,269.32 x2)

Ground rent £590.18 pa, paid in 6 monthly instalments. (£295.09 x2)



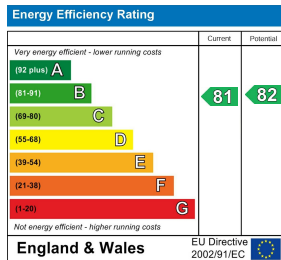
Chestnut Court, Chestnut Road, Charlton Down, Dorchester

Approximate Area = 914 sq ft / 85 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1236442



Dorchester/SXP/29.01.2025



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
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 or 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