



Symonds
& Sampson

22 Victoria Court

Cambridge Road, Dorchester, Dorset

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Cambridge Road, Dorchester
Dorset, DT1 2NF

A modern one-bedroom ground floor apartment with allocated off-street parking for two cars, located in the heart of Dorchester.



- Two off road parking spaces
- Prime town centre location
- Excellent investment or first time buy
 - In good decorative order
 - Fitted kitchen
 - Shower room
 - No onward chain

Guide Price **£100,000**

Leasehold

Dorchester Sales
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THE PROPERTY

A recently decorated ground floor apartment set within a modern building, benefiting from two off-street parking spaces at the rear.

ACCOMMODATION

From the communal entrance, a private door opens into the hallway. The sitting room is located at the front of the property and features a charming box bay window, allowing plenty of natural light to flood the space.

To the rear of the room is a modern open-plan kitchen, complete with a breakfast bar offering space for seating. The kitchen is well-equipped with ample storage cupboards, space and plumbing for a washing machine, fridge, and freezer, along with an integrated Bosch oven and electric hob.

The bedroom is also situated at the front of the property, while the shower room includes a shower cubicle, wash basin, and WC.

OUTSIDE

Two allocated off-street parking spaces are located at the rear of the building.

SITUATION

Dorchester town centre, located approximately half a mile away, offers a wide range of shops, restaurants, and leisure facilities. The vibrant Brewery Square development adds to the appeal, featuring an array of shops, dining options, and a cinema. Nearby, you will also find Dorset County Hospital and several highly regarded schools. For commuters, both Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words:///whisker.asteroid.sand

SERVICES

Mains water, drainage and electricity.
Modern electric heating.

Broadband - Ultrafast speed available

Mobile - Mobile coverage is generally available outdoors but may be limited indoors. (<https://www.ofcom.org.uk>).

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

MATERIAL INFORMATION

Lease 999 years from 1st January 1986 (960 years remaining).

Ground Rent: £10 per annum

Service Charge: £741 per annum, payable quarterly (£185.23 per quarter)

Management Company: Coco Properties Block Management

Please note: Holiday letting is not permitted.



Cambridge Road, Dorchester

Approximate Area = 311 sq ft / 28.8 sq m

For identification only - Not to scale



GROUND FLOOR

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	56	74
	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Symonds & Sampson. REF: 1303176



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