



Southfield House

South Walks Road, Dorchester,

Flat 55, Southfield House

South Walks Road

Dorchester

DT1 1AD

A second floor apartment in excellent decorative order, situated within a managed over 60's retirement building in central Dorchester with parking and communal gardens.



- Resident and visitor parking
- Central town centre location
 - Town centre outlook
- Lift and stairs to all floors
 - 2nd floor apartment
 - Communal gardens
- Over 60's retirement complex
 - House Manager on-site
 - Communal residents lounge

Guide Price **£170,000**

Leasehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



INTRODUCTION

Southfield House was built in the 1980's of standard construction and is a managed block of retirement apartments for the over 60's, situated within a conservation area, close and level stroll to the town centre. Residents enjoy a range of amenities, including emergency call alarms in every room, a house manager, a secure entry system, lift and stair access to all floors, a communal residents lounge and garden and a guest bedroom, available for booking in advance.

THE PROPERTY

This well-positioned second-floor apartment offers a delightful outlook over South Walks Road at the end of the pedestrianised shopping area of South Street, making it an ideal spot to observe the vibrant surroundings. This apartment has been maintained to a high decorative standard throughout with replacement doors, contemporary walk in shower room, carpets and modern Fischer electric heating system.

The spacious accommodation comprises a welcoming hallway with a spacious airing cupboard with hot water cylinder and a separate cloaks cupboard. The sitting room enjoys views of South Walks Road, while the separate fitted kitchen features an integrated electric oven, halogen hob with extractor hood, along with space and plumbing for a washing machine and tall fridge/freezer. The property includes a generously sized double bedroom with fitted wardrobes and the second bedroom can double up as a separate dining room if desired. The modern shower room has a practical double walk in shower. Additional benefits include double glazing throughout and the advantage of no forward chain.

OUTSIDE

Well kept communal gardens to the front and rear with a pleasant communal seating area. Resident and visitors off road parking permits.

SITUATION

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside. Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nando's, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby. Dorchester South and West train stations provide services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words ///deploying.whizzing.trail

SERVICES

Mains, water, electricity, and drainage connect. Fischer electric heating. Council Tax Band B. Dorset Council 01305 251010

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

At the time of launching to the property the vendors' have advised that Grant of Probate is awaited..

Lease 99 years from December 1988 (61 years remaining).

Service charge £2,362.36 per annum (2025/26) paid to Stonewater. Ground rent £69.96 per annum.

Please note that pets are not permitted at the property and the Lease prohibits subletting.

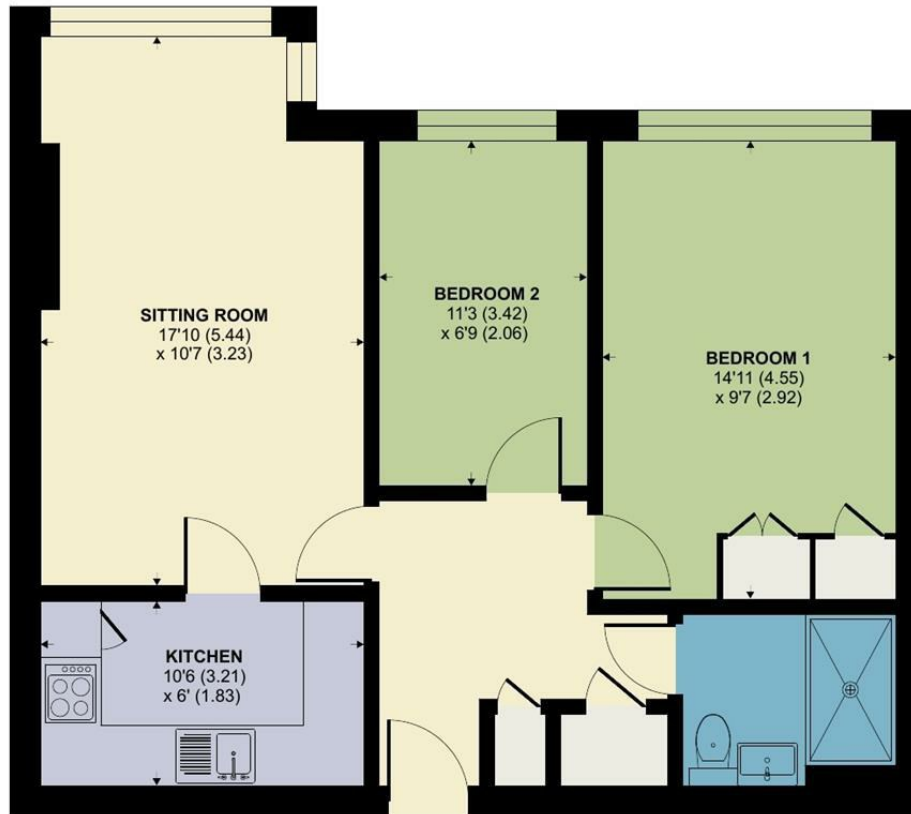
Age Requirement - Whilst anyone can own the apartment, one of the occupants must be over the age of 60.



South Walks Road, Dorchester

Approximate Area = 610 sq ft / 56.6 sq m

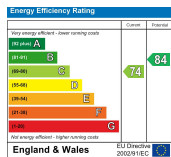
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1381392



Dorchester/KW/20.11.25



01305 261008

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



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