



Symonds
& Sampson

17 Robins Garth

Dorchester, Dorset

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Dorchester, Dorset
DT1 1RA

A well-presented two-bedroom ground-floor apartment in this popular area with no onward chain.



- Ground floor flat
- Two bedrooms
- Communal garden
- Residents parking
- Close to town centre
- No forward chain

Guide Price £200,000

Leasehold

Dorchester Sales
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THE PROPERTY

Located in the desirable area of Dorchester, this ground floor flat offers a fantastic opportunity for first-time buyers or investors presented in good order. Situated in a quiet cul-de-sac, Robins Garth is a leasehold property that is in good order throughout, providing comfortable and bright living space.

ACCOMMODATION

Upon entering the property, you are greeted by the private entrance hall that leads to the living accommodation within the flat. There is a further door which leads to communal garden area.

The kitchen is a functional space with a range of modern floor and wall mounted units incorporating eye level double oven and built in gas hob. Space for washing machine and fridge freezer. The light-filled sitting/dining room adjoins the kitchen, creating a seamless flow between the different living areas, also provides space for a dining room table. Floor to ceiling window. The property benefits from two good size bedrooms (one with built in wardrobe) and recently fitted white shower room. With a neutral décor throughout, the property offers a blank canvas to personalise and make your own.

OUTSIDE

The flat has access to the communal garden at the rear of the apartment with its own door leading down steps to a patio area, although not owned by the apartment the vendor has had exclusive use of this over the years. The area is mainly laid to lawn with flower and mature shrubs.

SITUATION

The property enjoys a convenient location being in the heart of the County Town of Dorchester and just a short walk from the Borough Gardens and the main shopping streets with a range of retailers.

Dorchester also offers leisure facilities and the renowned Dorset County Hospital, which is in easy walking distance. Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland. There is outstanding walking and riding across the countryside that surrounds the town and along the coastline to the south including the sandy beaches of Weymouth. Dorchester South and Dorchester West train stations provide train services to London Waterloo and Bristol Temple Meads. There are also regular bus services to the surrounding towns and villages.

DIRECTIONS

what3word:///stood.sweetener.revision

SERVICES

Mains gas, water, electricity, and drainage.

Gas fired central heating.

Broadband - Ultrafast speed available

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

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

LEASE DETAILS

Leasehold 300 year lease from 1979

Service charge £1,050 pa. This is reviewed annually, 1st January

Ground rent £10 pa.



Robins Garth, Dorchester

Approximate Area = 645 sq ft / 60 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		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1262787

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Dorchester/ATR/20.03.25



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