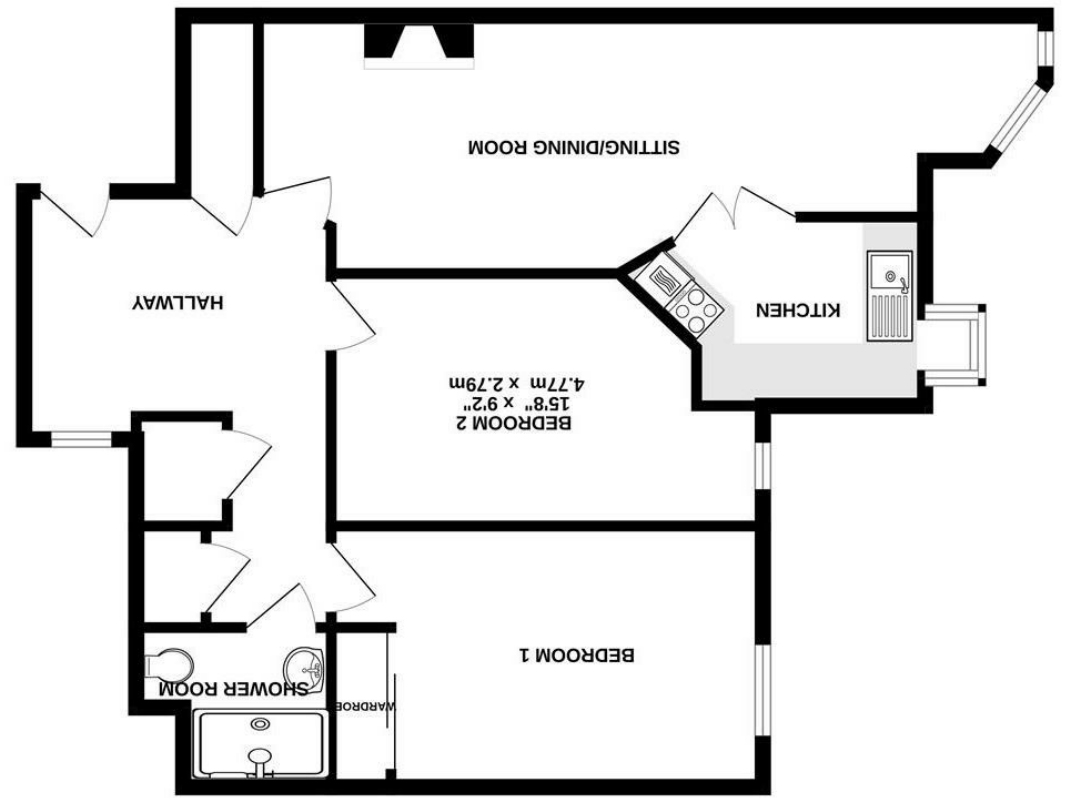
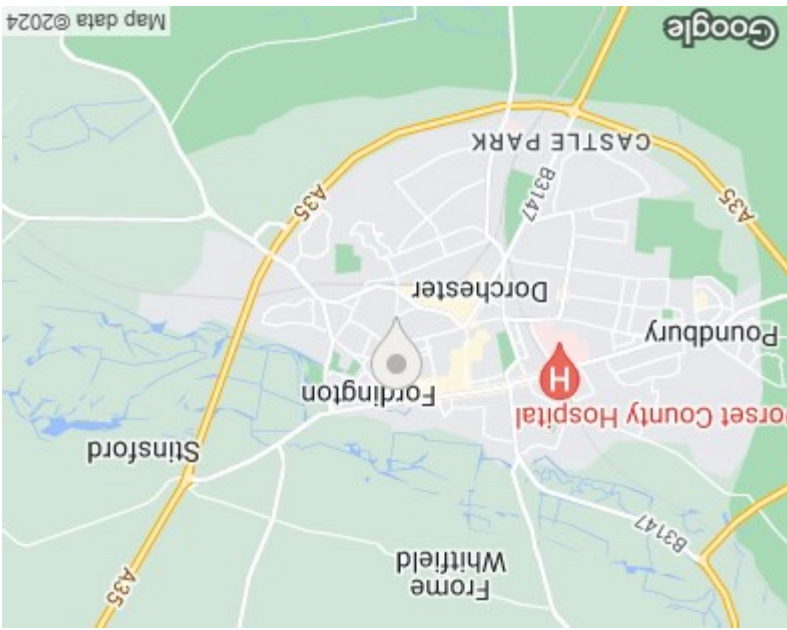


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 as to their accuracy or reliability can be given.
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
 of doors, windows, floors and any other items are approximated and no responsibility is taken for any error.
 Where every attempt has been made to ensure the accuracy of the original command line, measurements
 TOTAL FLOOR AREA: 756 sq ft. (70.3 sq.m.) approx.



GROUND FLOOR
 756 sq.ft. (70.3 sq.m.) approx.



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01305 340860

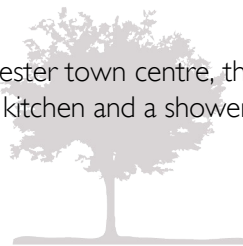
Independent Property Consultants and Valuers



Culliford Road North, Dorchester

Asking price £195,000

Set within beautifully maintained grounds and just a short level walk to Dorchester town centre, this first floor, two bedroom retirement apartment is offered with no forward chain and boasts accommodation including a good size hallway, sitting / dining room, kitchen and a shower room. Culliford Court is set within beautifully maintained communal grounds and parking. EPC rating C.



Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly regarded with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are major train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.

Accommodation

Set within a complex of 46 apartments arranged over two floors, Culliford Court offers a convenient location for access to local amenities, Brewery Square and the town centre. The overall building offers a resident manager and there is a 24hr Careline alarm service. Communal facilities include a lift, lounge, laundry, guest suite, kitchenette, extensive gardens and parking.

Offered to over 55's, the entire site of Culliford Court is accessible by wheelchair and there is a bus stop nearby. There are regular social activities including theatre trips, bingo, games, carpet bowls, coffee morning, lunches, buffet suppers, and birthday parties. Both cats & dogs are generally accepted (subject to terms of lease and landlord permission).

Entrance

Entrance to Culliford Court is gained via communal entrance hall, with front reception desk, where both lift and stair access take you to the first floor.

Apartment 42

A wooden door leads to a good size hallway where there are three storage cupboards and access to all rooms can be gained.

Sitting / Dining Room 28'06" x 10'09" max

A good size reception room offering plentiful space for lounge and dining furniture. There is a well placed fireplace and two windows allows natural light to the room. Doors lead to:-

Kitchen

Offered in neutral tones, the kitchen is furnished with a range of wall and base units with worksurface over. There is an electric hob with extractor over, oven, stainless steel sink and splashback tiling. A triple aspect window with deep sill provides natural light to the room.

Bedroom One 13'06" x 9'06" max

A good size bedroom with built in wardrobe space via sliding doors.

Bedroom Two 15'08 x 9'02" max

The second bedroom offers good dimensions and a front aspect window provides natural light to the room.

Shower Room 5'08" x 5'05"

The shower room is fully tiled and fitted with a walk in shower with seat and safety shield. There is a WC and wash hand basin set within a storage cupboard beneath.

Agents Notes

Lease length - 125 years from 1 November 2006

There is an annual service charge of approximately £6,219.14.

There is a half yearly ground rent of £230.00

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D

Services

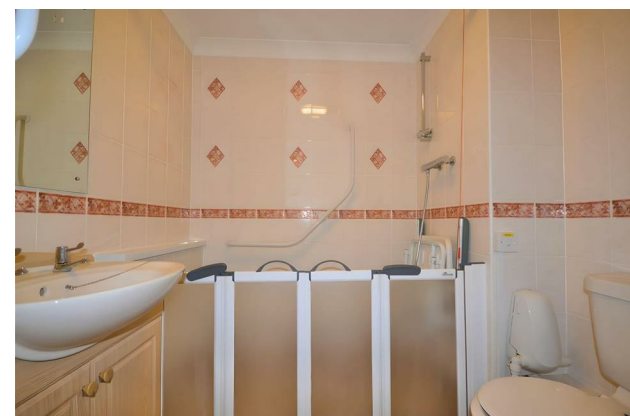
Mains electricity, water and drainage are connected. Electric storage heating.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860

**Important notice. Parkers notify that:**

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.