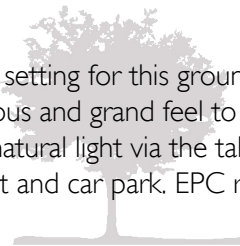




Herrison House, Dorchester

OFFERED WITH VACANT POSSESSION - Herrison House is an impressive setting for this ground-floor, one-bedroom apartment. Located within the sought after village of Charlton Down, the property boasts high ceilings throughout, creating a spacious and grand feel to the property. The accommodation, including a sitting room, kitchen and bathroom, is beautifully presented throughout and receives an abundance of natural light via the tall sash windows that benefit from a south and westerly facing aspect. The apartment enjoys the use of the beautiful communal gardens with tennis court and car park. EPC rating C.

Offers over £154,500



Situation

Charlton Down is a newer village and offers convenience store and Health Club with a gym, classes and sauna. The Victorian hall has a variety of classes and hosts events including yoga, classical concerts and Christmas fairs. There is an allotment site for use by the village (by application). The Parish is situated within 4 miles of Dorchester town centre offering a plethora of amenities and nearby Charminster has multiple public houses a parish church and a primary school. Weymouth is within 10 miles for the nearest beach and the celebrated Jurassic coastline. The 26 mile circular Cerne Valley Way walk passes via Charminster.

Accommodation

Entrance

A communal door with a wall mounted entry system.

Apartment 32

Entrance to the apartment is gained via a private door opening on to the spacious hallway. Access is gained to all rooms and there are useful built in storage and display options.

Sitting Room 3.71m x 5.36m (12'02 x 17'07)

The light and spacious, dual aspect room benefits from a central fireplace with electric flame effect fire, wooden surround and mantle.

Kitchen 3.02m x 2.84m (9'11 x 9'04)

Sliding doors lead to the kitchen which is fitted with modern wall and base level units with work surfaces over. Integral appliances include a fridge freezer, dishwasher, washing machine, eye level electric oven and grill and a four ring gas hob with extractor hood over. The room is finished with tiled splash back and tile effect flooring.

Bedroom 2.92m x 4.11m (9'07 x 13'06)

The bedroom is double in size with low level and high level storage options. There is a side aspect window providing the room with natural light.

Bathroom 2.36m x 1.70m (7'09 x 5'07)

Renovated by the current owner with a suite comprising a panel enclosed 'P' shaped bath with shower attachment over, wc and wash basin with storage cupboard below. There is a heated towel rail, part tiled walls and tile effect flooring.

Agents Notes

There are 976 years remaining on the lease.

The service charge will be £159.11 per month starting as of April 2024.

The ground rent is £200.00 per year which is factored in to the overall service charge.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B.

Viewings

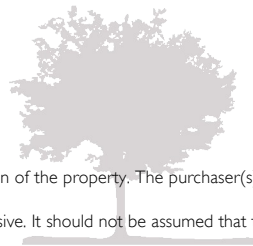
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



Important notice. Parkers notify that:

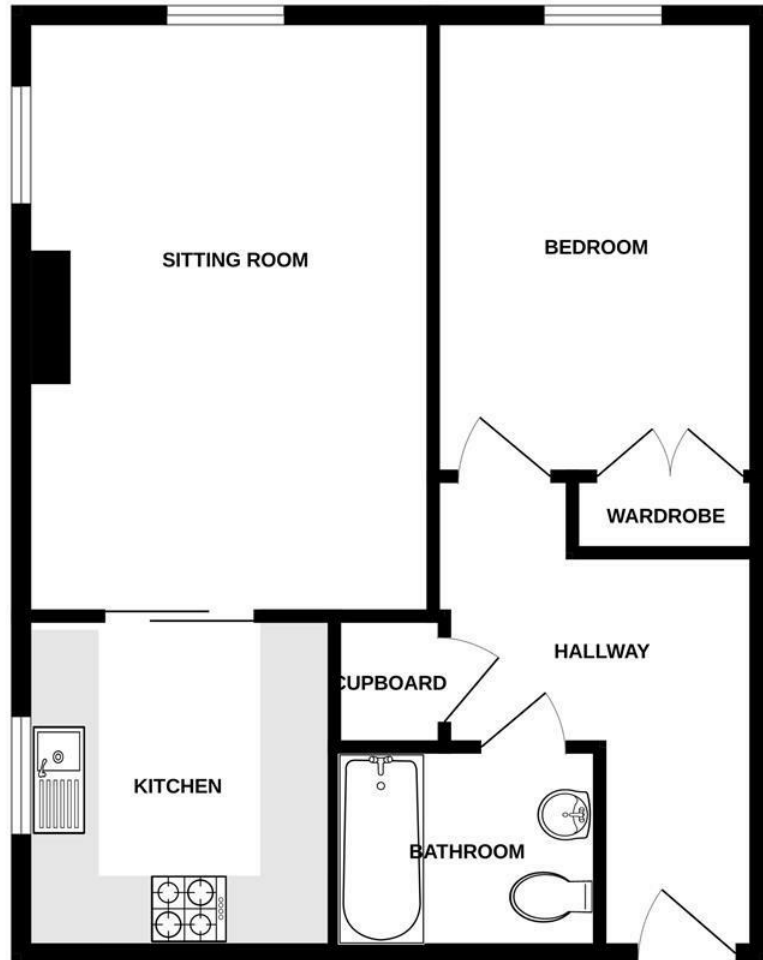
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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