



## Somerleigh Road, Dorchester

Offered for sale is this ground floor apartment situated in a designated conservation area and a prime location within close proximity to Dorchester town centre. Accommodation comprises of a dual aspect open-plan kitchen and living area, one double bedroom and shower room. There is an enclosed patio garden and the property also offers an allocated parking space. There is parking for visitors. EPC rating C.

Asking price £225,000



## 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 plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. The beautiful Borough Gardens are a short walk away, as is Brewery Square, a focal point of the town. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.

## Accommodation

### Entrance

Entrance to the apartment is via a wooden door, taking you through to the property's hallway. From there, access is offered to all rooms. There is also a large storage cupboard and a small cupboard containing the electric meter.

### Open-Plan Living Area and Kitchen

The open-plan kitchen and living area is light and spacious with French UPVC doors leading to an East facing garden. The modern fitted kitchen has an integral AEG fridge/freezer, Bosch washer/dryer, John Lewis dishwasher and AEG 4-ring induction hob with single oven. There are ample cupboards for storage and the kitchen area is completed with tiled flooring.

### Bedroom

The double bedroom benefits from ample storage with a large built-in wardrobe. There are two wooden windows offering plentiful natural light into the room, which is finished with laminate flooring.

### Shower Room

The shower room is furnished with a corner shower cubicle, WC and wash hand basin with vanity storage below. There is a heated towel rail, extractor fan and splash back paneling.

### Outside

Externally, the property enjoys double doors via the living area, opening onto the enclosed east facing garden, with space for outside living furniture. Gated access leads to the property's parking.

### Agents Notes

Lease length - 126 years from and including 1 January 2017 to and including 31 December 2142.

Please note the service charge currently is £764.92 per six months and ground rent £250.00 per annum however, the property is currently going through a change of management company so, could be subject to change.



## Flood Risk

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Services

Mains electricity, water and drainage are connected. Gas fired central heating.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B.

## Viewings

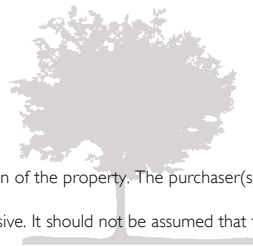
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

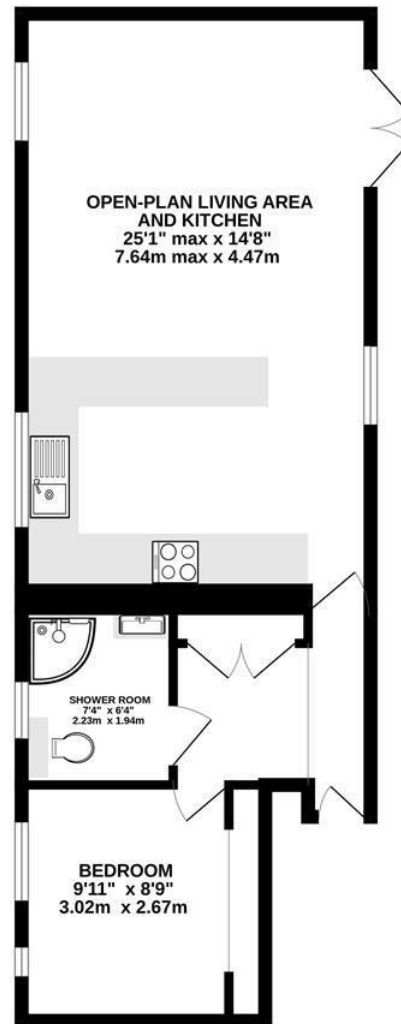
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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