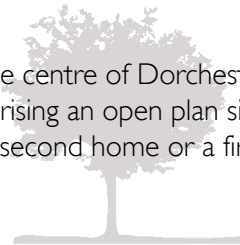




Cornhill, Dorchester

£150,000

This converted one bedroom, first floor apartment is favourably situated in the centre of Dorchester town and within a designated conservation area. The apartment is finished to a high standard throughout, boasting light and spacious accommodation comprising an open plan sitting room/kitchen, a double bedroom and a tastefully fitted shower room. The apartment provides a great opportunity to acquire an investment property, a second home or a first time purchase 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 plethora of 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 rated and very popular 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 a regular bus routes to adjoining towns.

Accommodation

Entrance

Entrance is gained via a pedestrian door at ground level that provides access to a communal hallway housing stairs that rise to both the first and second floors.

Apartment 3a

Sitting Room/Diner 5.49m x 3.00m (18'0" x 9'10")

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a large double glazed window. The room is finished with recessed lighting and wood effect flooring.

Kitchen 3.25m x 3.10m (10'08" x 10'02")

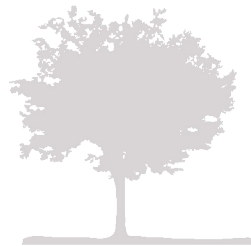
The kitchen has been tastefully fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. There is a stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including a fridge/freezer, a washing machine/dryer and an oven with a four ring hob and extractor hood over. The kitchen offers splashback tiling and benefits from a useful breakfast bar.

Bedroom 3.43m x 2.24m (11'03" x 7'04")

There is one bedroom at the property, double in size and finished with wood-effect flooring throughout.

Shower Room 3.23m x 1.50m (10'07" x 4'11")

The shower room is tastefully fitted with a contemporary suite comprising a low level wc, a wash hand basin and double shower cubicle. The room is finished to a high specification and offers a wall mounted heated towel rail and useful storage cupboard.



Agents Notes

The apartment is offered for sale with a 250 year lease.

Service charge - £965.11

Ground rent - £1.00.

Please be advised that additional fees may be incurred for items such as leasehold packs.

Please note these pictures were taken pre-occupation.

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. Electric panel heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is A.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

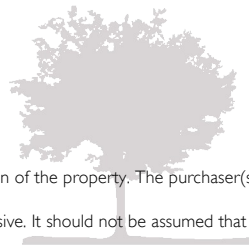
Tel: 01305 340860



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.





FIRST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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