

Chestnut Court, Charlton Down

Offered for sale, this well-presented leasehold apartment situated in a designated conservation area within the desirable area of Charlton Down. The property enjoys light and spacious accommodation with well appointed kitchen, two good size double bedrooms and a tastefully fitted bathroom. In addition, the property benefits from a generous enclosed balcony with an allocated parking space. EPC rating B.

Asking price £250,000



Situation

Charlton Down is a newer village and offers a convenience store and Health Club with a gym, classes and sauna. The Herrison Hall has a variety of classes and hosts events including yoga, classical concerts and Christmas fairs. There is also a sociable cricket club and an allotment site for use by the village (by application). The Parish is situated within 4 miles of Dorchester town centre and 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 and Dorchester and there are buses from Charlton Down going to Dorchester, Charminster, Yeovil and Sherborne.

Entrance

Access the property via the communal entrance doors where you can access the first floor via the stairs or a lift. Enter the apartment door via a hallway that offer accesses all available rooms.

Accommodation

Open-Plan Living/Dining Area

A generous sitting room with separate dining area receiving plentiful natural light gained via a rear aspect double glazed window and a set of French doors that provide access to the balcony. The room is finished in tasteful decor and offers inset lighting. A sliding door leads to the kitchen.

Kitchen

The kitchen is well-appointed fitted with wall and base level units that provide ample storage with work surfaces over. There is a one and a half bowl stainless steel sink with mixer tap and drainer and a selection of integral appliances including an eye level oven, a fridge freezer, a dishwasher and a four ring hob with extractor hood over. The room is finished with tiled flooring, tiled splashbacks and inset lighting.

Bedroom One

Bedroom one is double in size and benefits from built in wardrobes and side and rear aspect views.

Bedroom Two

Bedroom two is double in size and has ample storage with large fitted wardrobes. The room offers rear aspect with a glass door offering access to the balcony.

Bathroom

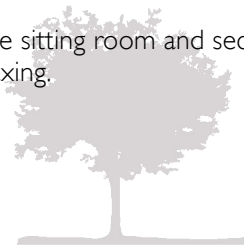
The bathroom is tastefully fitted with a modern suite comprising a low level WC, a pedestal wash basin, a panel enclosed bath with handheld shower attachment and separate shower cubicle. The room is finished with fully tiled flooring, fully tiled walls and heated towel rail.

Balcony

Externally the apartment boasts an impressive balcony that is accessed from both the sitting room and second bedroom. The balcony enjoys views over the surrounding countryside and provides the ideal space for relaxing.

Parking

There is one allocated parking space at the property.



Agents Notes

Lease - 120 years from 2013 - 109 years left

Annual service charge of £2,400

Annual ground rent of £600

Flood Zone

Surface water – Very low risk.

Rivers and the sea – Very low risk.

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

Services

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band is D.

Viewings

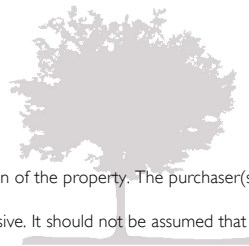
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



Important notice. Parkers notify that:

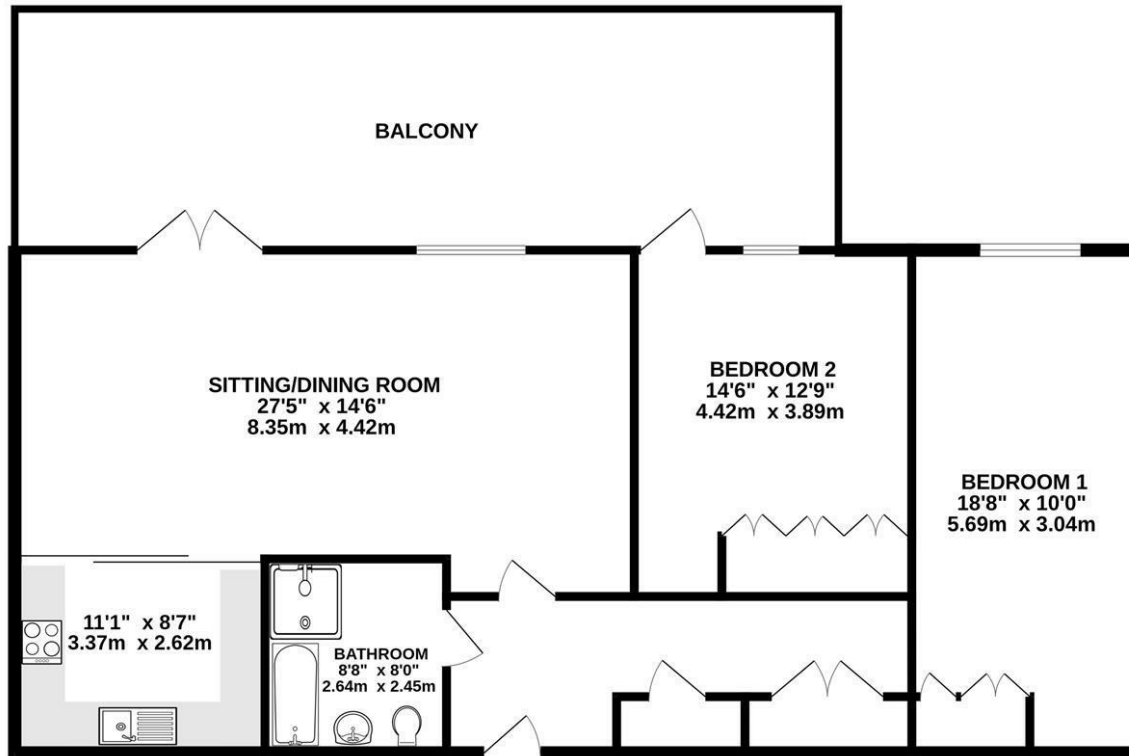
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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 1492 sq.ft. (138.6 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 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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