



## The Grove, Dorchester

OFFERED FOR SALE WITH NO ONWARD CHAIN, located within a designated conservation area, this leasehold third floor, two-bed apartment, ideally situated in the centre of Dorchester. Accommodation further includes kitchen, living room, shower room and a large storage cupboard. The property offers one allocated parking space. EPC rating D.

Asking price £185,000



## 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 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. Doctors, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, as well as regular bus routes to nearby communities.

## Accommodation

### Entrance

Enter via the front door to the communal area with stairs and lift access to the third floor where the apartment is situated. Enter the apartment door into the hallway offering access to all accommodation.

### Bedroom One

Bedroom one is double in size with the additional feature of built-in wardrobes. A door offers access to the balcony and a window provides further natural light.

### Bedroom Two

Bedroom two offers a front aspect and looks out on to the balcony.

### Storage

There is a good sized storage cupboard located in the hallway, handy for housing household items.

### Bathroom

The shower room has a large walk-in shower, WC and wash basin. The room is finished with fully tiled walls and floor. There is an electric towel rail, extractor fan and a useful built-in shower caddy.

### Living Room

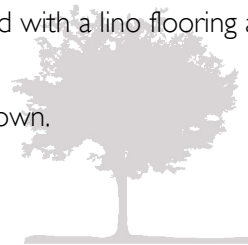
The living area is a good size with dual aspect offering ample light to the room.

### Kitchen

The kitchen has a range of wall and base level units with an integrated countertop over. There is an AEG oven with 4 ring hob and extractor fan, fridge, freezer and Beko washing machine. The room is finished with a lino flooring and tiled splashback.

### Balcony

From bedroom one you can access the balcony offering views overlooking the town.



### Parking

The property offers one allocated parking space.

### Flood Risk

Surface Area - Low Risk

Rivers and Sea - Very Low Risk

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

### Services

Mains electricity, water and drainage are connected.  
Heating is all electric.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

### Agent Notes

Annual service charge - £1,200

Lease length: 189 years from and including 25 March 1989

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

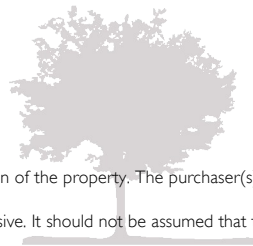
Tel: 01305 340860



Important notice. Parkers notify that:

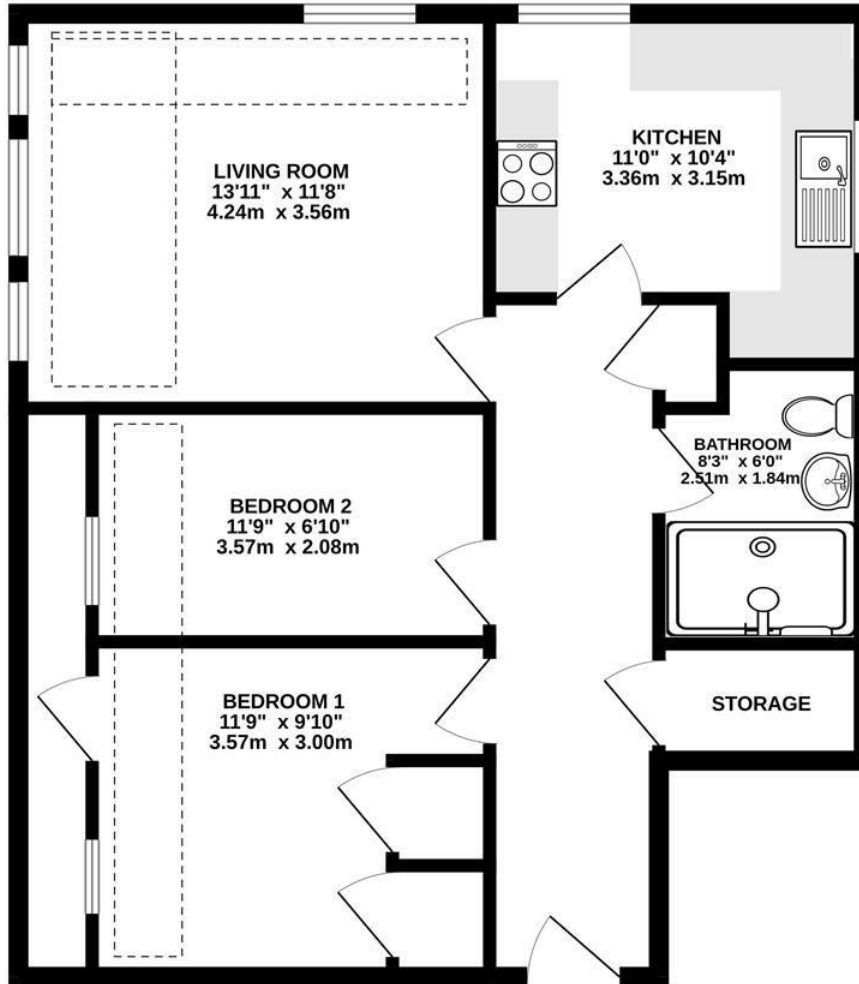
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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





THIRD FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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