



## Poets Way, Dorchester

OFFERED FOR SALE WITH NO ONWARD CHAIN AND RECENTLY RENOVATED, this leasehold two bedroom, second floor apartment ideally situated in the centre of Dorchester town. Accommodation further includes a spacious kitchen/dining room, family bathroom and ensuite to the principle bedroom. There is a single garage located under the apartment. EPC rating B.

Asking price £210,000



## 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. 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 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

The apartment has been recently repainted, new carpets fitted and additional fixings.

## Kitchen/Dining Room

The spacious kitchen/dining area is well equipped with a range of wall and base level units. There is ample light to the room with two front aspect facing windows. There is an integral sink with mixer tap and an oven with four ring gas hob and extractor hood. The room is finished with vinyl flooring.

## Bedroom One

Bedroom one is a good size double bedroom with rear aspect.

## Bedroom Two

Bedroom two is also double in size with a rear aspect.

## Family Bathroom

The family bathroom has a suite comprising of a panel-enclosed bath, WC and hand basin. The room is finished with tiled flooring and part-tiled splashback.

## Ensuite

The principle bedroom has the added benefit of a ensuite including shower cubicle, WC and hand basin. The floor is tiled with part-tiled walls.

## Garage

There is single garage located under the property.

## Services

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



### Agent Notes

Lease 125 years commenced on 1st Jan 2009 - 110 years remaining.

Ground Rent - £200 annually

Service charge - £1248.08 annually

### Flood Risk

Surface Water - Medium Risk

Rivers and the sea - Very Low Risk

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

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

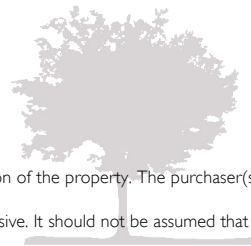
Council tax band is B.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



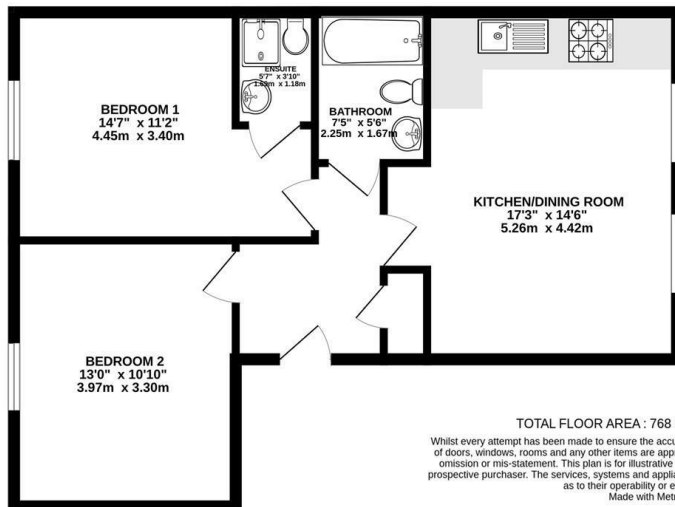
Important notice. Parkers notify that:

- 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.

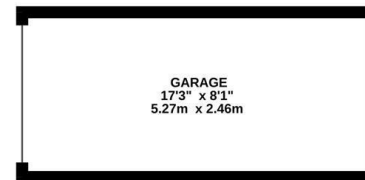
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



GARAGE  
139 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.3 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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