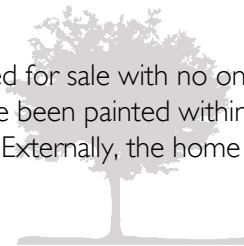




## Hawthorn Road, Charlton Down

Asking price £225,000

Set within a Grade II listed building, a designated conservation area and offered for sale with no onward chain, is this good-size, ground floor apartment. The apartment has been extensively decorated over the past few years and the external windows have been painted within the last 18 months. Accommodation comprises of a sitting room and kitchen, two double bedrooms with an en-suite to the main bedroom and bathroom. Externally, the home enjoys use of the communal gardens and parking. EPC rating D.



### 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 Ceme Valley Way walk passes via Charminster and Dorchester and there are buses from Charlton Down going to Dorchester, Charminster, Yeovil and Sherborne.

### Accommodation

#### Entrance

An entrance door takes you through to the spacious hallway, offering two beautiful original stained glass windows and access to all rooms.

#### Sitting Room

The sitting room is generous in size and receives plentiful natural light via two front aspect windows.

#### Kitchen

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over and tiled splashback. There is an integral single oven and four-ring gas hob. Space is allocated for further appliances.

#### Bedrooms

Both bedrooms at the property are double in size whilst bedroom one further benefits from a fitted wardrobe and en-suite shower room with WC and wash hand basin with vanity storage below.

#### Bathroom

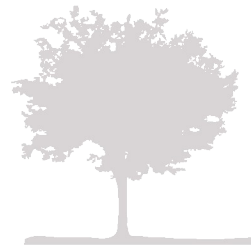
The bathroom has been tastefully fitted with a suite comprising a low level WC, a wash hand basin with storage cupboard below and a panel enclosed bath with shower attachment. The room is finished with tiled flooring and part tiled walls.

#### Flood Risk

Surface water - Very low Risk.

Rivers and Sea - Very low Risk.

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





### Agents Notes

Service charge - half yearly charge of £1,593.99.

Lease length - 999 years from 25th March 2000.

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

### Services

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

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

The council tax band is D.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

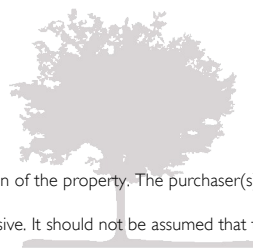
Tel: 01305 340860



Important notice. Parkers notify that:

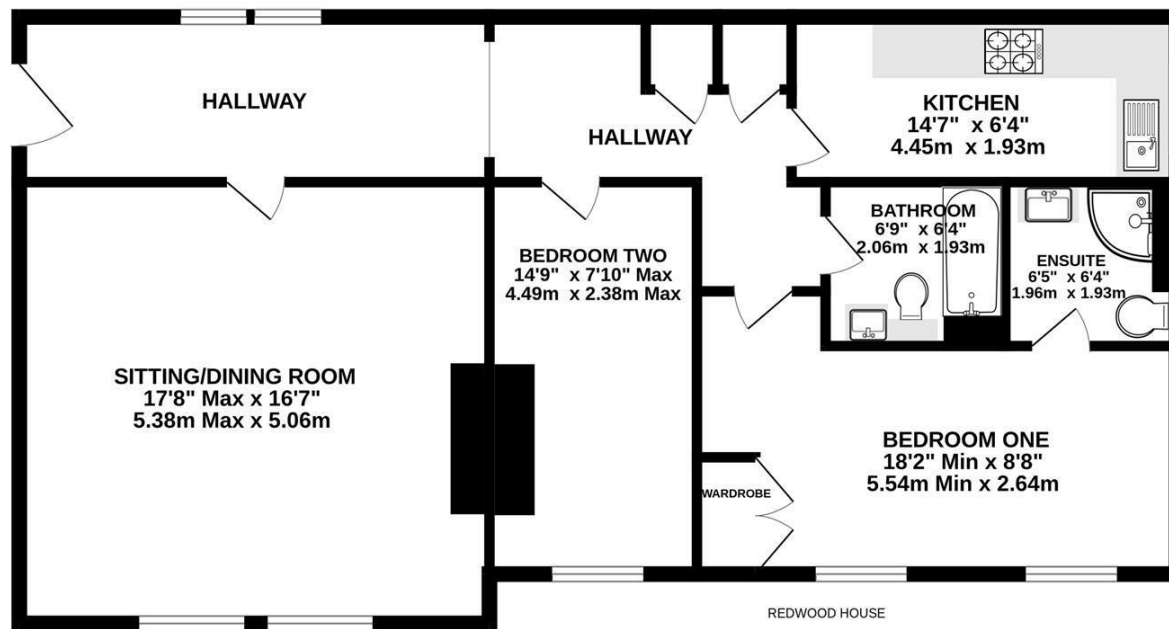
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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**  
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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