



## 79 Lubbecke Way, Dorchester

This well-presented ground floor apartment is situated in the popular area of Dorchester and within walking distance to the town centre. Accommodation includes an open-plan kitchen and living space, two bedrooms and bathroom. Furthermore, the home is accompanied by an allocated parking space and storage shed to the rear. EPC rating B.

Asking price £210,000



### Situation

The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Entrance

An entrance door takes you through to the property's hallway with useful storage cupboard and access offered to all rooms.

#### Open-Plan Kitchen and Living Area

The open-plan kitchen and living area is light and spacious with windows to the front and rear and space for both living and dining furniture. The kitchen space is fitted with a range of modern gloss wall and base level units with worksurfaces over and upstands. Integral appliances include a four-ring gas hob with extractor hood over and Neff electric oven. Space is allocated for additional appliances.

#### Bedrooms

Both bedrooms at the property are double in size and receive plentiful natural light via a front aspect window.

#### Bathroom

The bathroom is furnished with a suite consisting of a panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, WC and heated towel rail. The room is complete with vinyl flooring.

#### Agents Notes

Lease length - 125 years from and including 1 September 2015.

Service charge for 2023/2024 - £1,306.24.

#### Flood Risk

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 are connected. Gas fired central heating.

### Local Authorities

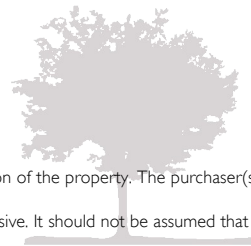
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

The council tax band is B.

### Viewings

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



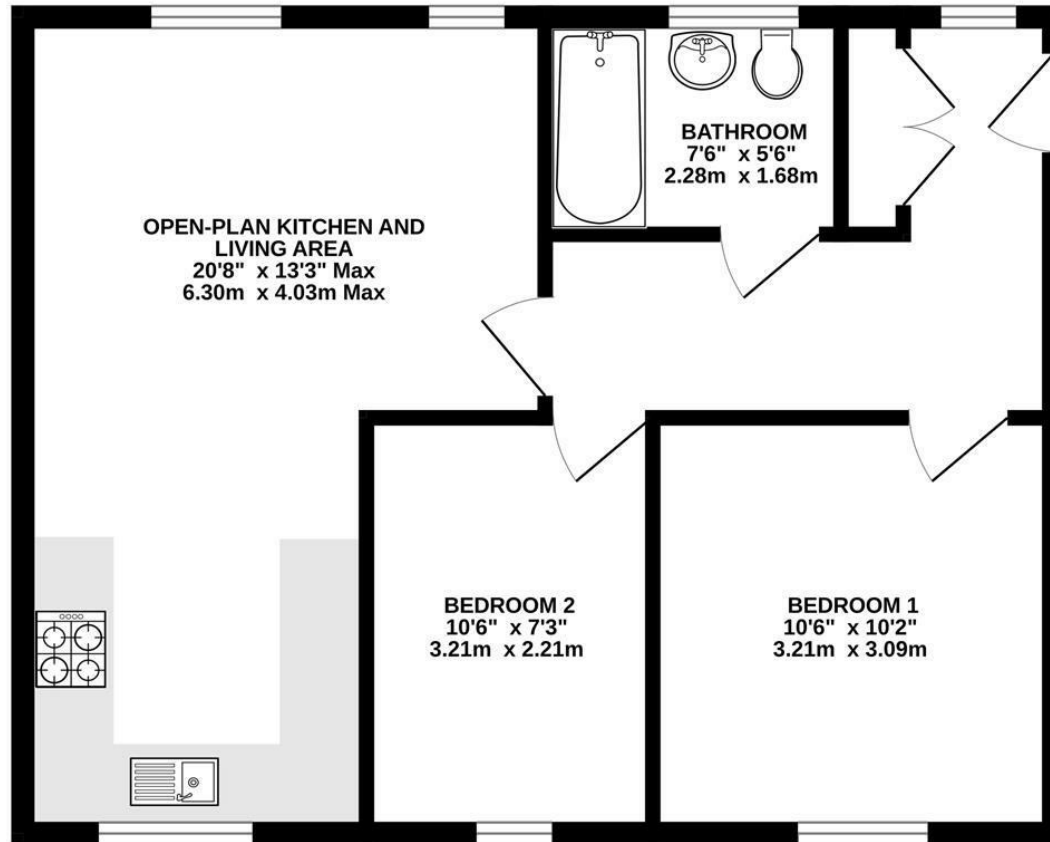
Important notice. Parkers notify that:

- 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 539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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