



Wessex Road, Dorchester

OFFERED WITH NO ONWARD CHAIN is this first floor, two bedroom apartment, situated within Barnes Lodge, a Churchill retirement development designed exclusively for the over 60s, located close to the town centre of Dorchester. The apartment offers accommodation comprising a sitting/dining room, a well-appointed kitchen, and shower room. In addition, the apartment benefits from a communal garden and car park with parking offered on a first-come-first-serve basis. There are regular bus and train links to nearby towns. EPC rating C.

£260,000



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. 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.

Barnes Lodge

Barnes Lodge is a popular retirement development of 40 one and two bedroom apartments located a short walk from Dorchester town where there are plentiful shops and eateries. It is ideally located with nearby access to regular bus routes. Dorchester West and South train stations offer services to Weymouth, Bristol Temple Meads, Gloucester and London Waterloo and the Dorset County Hospital is a short walk away. There is Lodge manager on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons. A Guest Suite is available for your friends and family to stay in. In addition, Owners are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Barnes Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Barnes Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner. Barnes Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

Accommodation

Entrance

A secure communal entrance takes you to the Lodge lobby where stairs and a lift take you to the first floor.

Apartment 18

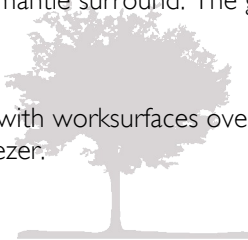
An entrance door takes you through to the property's hallway with access granted to all rooms, including a large storage cupboard containing the immersion heater and there are two further storage cupboards. The neutral tones of the hallway flow throughout the property.

Sitting/Dining Room

There is a generous sitting dining room offering an abundance of natural light via plentiful windows. The first floor setting affords the apartment a private feel. The room is furnished with a stylish electric fire with sleek mantle surround. The generous dimensions offer ample space for living room and dining furniture.

Kitchen

The kitchen has been fitted with a range of modern, white wall and base level units with worksurfaces over and a stainless steel sink and drainer. Integral appliances include a four-ring hob, Zanussi oven and a fridge/freezer.



Bedrooms

There are two generous bedrooms at the property. Both offer a front aspect with bedroom one boasting good size fitted double wardrobe and a north westerly facing balcony. A wonderful private space to enjoy the outside.

Shower Room

The shower room has been furnished with a corner shower cubicle, WC, heated towel rail and wash hand basin with vanity storage below. The room is complete with vinyl flooring and tiled walls.

Agents Notes

There is a half yearly ground rent of £354.15 and a half yearly service charge of £2556.26.

Lease length - 125 years from and including 1 April 2014

1% of the agreed selling price is payable to Churchill Living.

Any buyer would be subject to an interview with the house manager.

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ
Tel: 01305 211970

We are advised that the council tax band is E.

Services

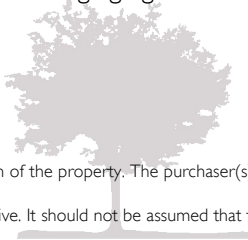
Mains electricity, water and drainage are connected. Domestic hot water is supplied by an electric 'PulsaCoil' boiler. Room heating radiators are supplied from a boiler servicing the whole block and paid via the service charge. This excludes the kitchen and shower room. Further details of the central heating can be gained via the managing agents.

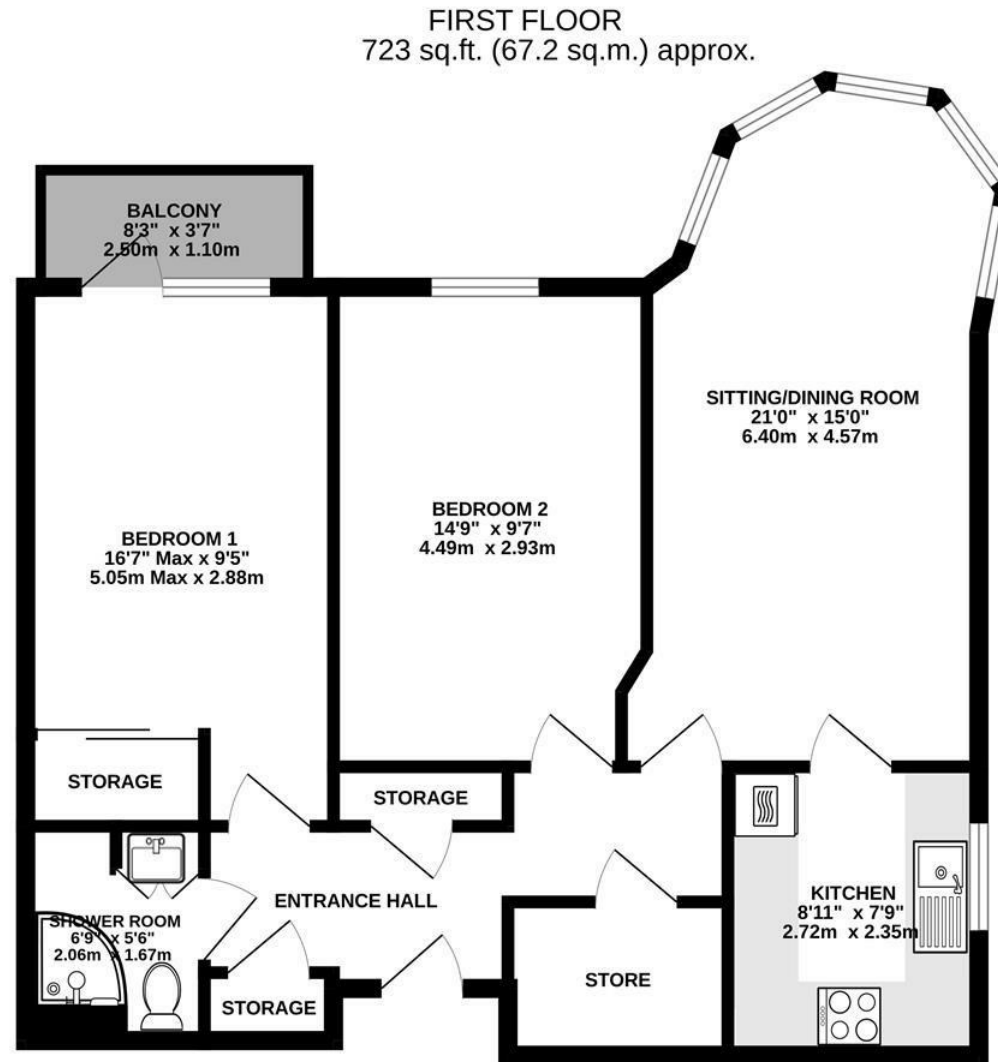


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 723 sq.ft. (67.2 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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