



Barrack Road, Dorchester

OFFERED WITH NO ONWARD CHAIN is this one bedroom, first floor apartment, favourably situated in Dorchester, and within close proximity to the Dorset County Hospital and further amenities. Further accommodation includes a reception room, a kitchen and bathroom that was newly fitted in 2023. In addition, the home enjoys an exclusive right to park in, allocated space plus visitor parking.



Price guide £155,000

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 leads through to the property's hallway, with access offered to the majority of rooms and two cupboards, one of which houses the property's central heating boiler.

Reception Room

The reception room features good-size dimensions, carpeted flooring and is flooded with natural light via the rear aspect Juliet balcony with French doors.

Kitchen

An opening from the reception room leads to into the kitchen, fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Neff integral appliances include a washing machine, slim line dishwasher, double oven, four-ring electric hob and fridge-freezer.

Bedroom

The bedroom is double in size and benefits from a fitted wardrobe.

Shower Room

The shower room is furnished with a walk-in shower, WC, heated towel rail and wash hand basin. The room is complete with tiled flooring.

Agents Notes

Lease length - 125 years from and including 1 March 2008.

Ground rent - £257.00 per annum.

Service charge - £170.00 per month



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#>

Broadband

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

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

We are advised that the council tax band is A.

Viewings

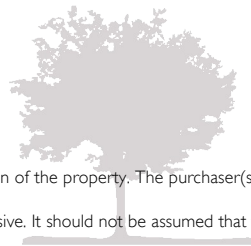
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

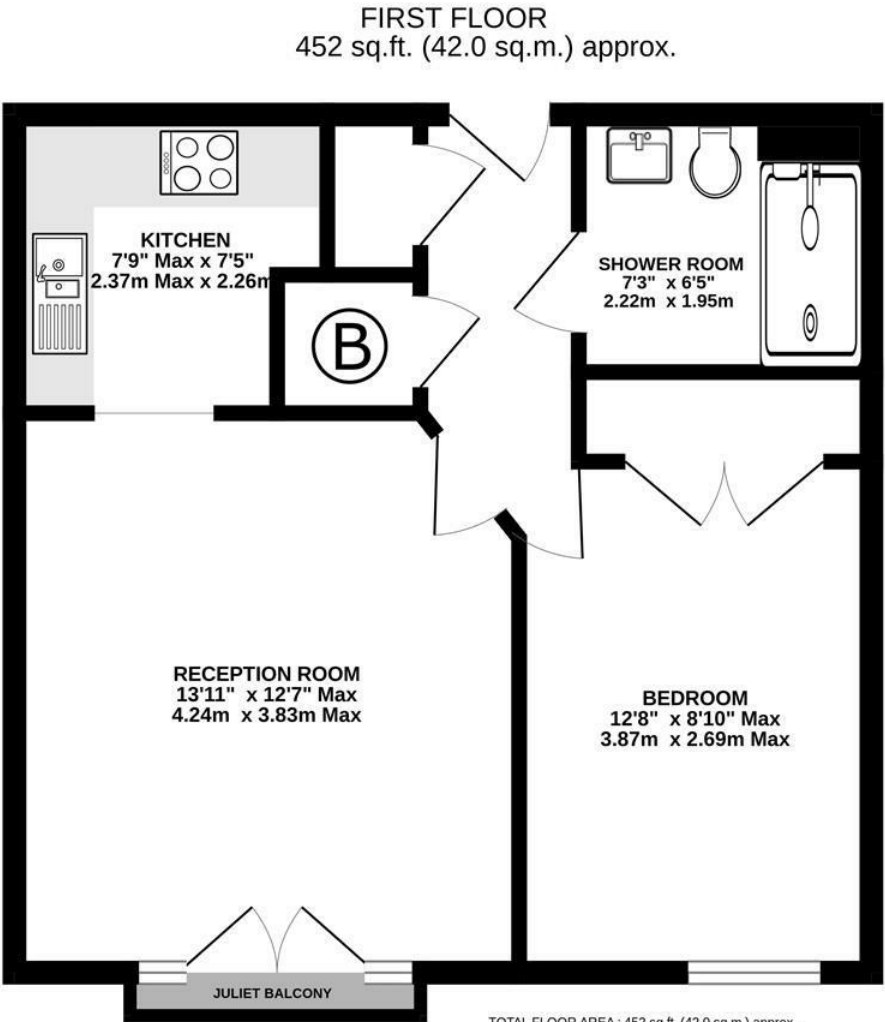


Important notice. Parkers notify that:

- 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.





TOTAL FLOOR AREA : 452 sq.ft. (42.0 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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