



AUSTIN
ESTATE AGENTS

Greenwood House

Sherren Avenue

Charlton Down

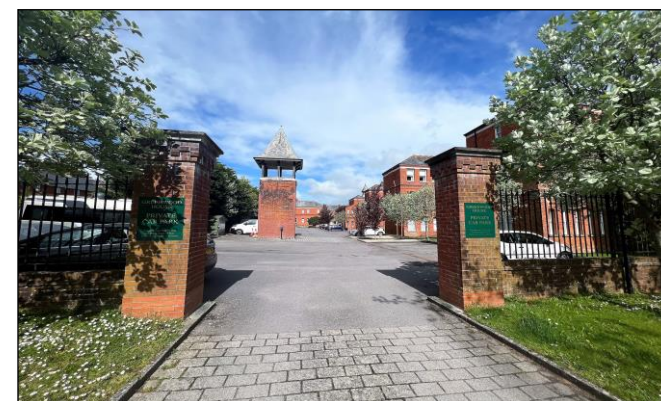
Dorchester

DT2 9UG

Offers in Excess of £190,000

SUMMARY

- No Onward Chain
- Top Floor Apartment (2nd)
- Two Double Bedrooms
- Spacious Lounge
- Modern Fitted Kitchen / Breakfast Room
- En Suite Shower Room & Family Bathroom
- Gas Central Heating & Double Glazing
- Beautiful Communal Grounds & Plentiful Communal Parking
- Share of Freehold
- Well Presented Throughout





SUMMARY OF ACCOMMODATION

COMMUNAL ENTRANCE HALLWAY

Entrance Hallway

Lounge 20' 10" into bay x 12' 10" (6.35m x 3.91m)

Kitchen/ Dining Room 15' 7" x 8' 0" (4.75m x 2.44m)

Bedroom One 10' 0" > 9' 4" to wardrobe (3.04m > 2.85m) X 7' 3" > 4' 4" (2.21m > 1.33m)

En-suite 10' 2" x 6' 1" (3.11m x 1.85m)

Bedroom Two 13' 0" x 9' 0" (3.95m x 2.74m)

Family Bathroom 8' 2" x 6' 2" (2.48m x 1.88m)

OUTSIDE

Communal Parking

Communal Gardens



THE PROPERTY

We are delighted to offer to the market this well presented, second floor apartment. The property, located at Greenwood House in Charlton Down, boasts beautiful countryside views from some rooms. The internal accommodation includes two double bedrooms, spacious lounge, kitchen / breakfast room, dining area, en-suite to the main bedroom and a family bathroom.

The ground floor entrance door (with intercom system) gives access into the communal hallway where stairs ascend to the second floor and the apartment can be found. A private entrance door leads into the open hallway with entry phone system, wall mounted consumer box, smoke detector and wall mounted radiator, this area is currently being utilised as a dining area with ample space for a table and chairs. The lounge is a spacious room with high ceilings and features a rear aspect, double glazed, triple bay window with stunning views over the countryside and communal grounds. The kitchen/breakfast room also enjoys rear and side aspect, double glazed sash windows with views over the countryside and communal gardens. The kitchen is fitted with a selection of wall and base level units with an integral four ring electric hob and electric oven. There is space for further kitchen appliances. The kitchen has tiled splashbacks and part tiled walls, wall mounted radiator, central heating and gas boiler (fitted in 2024).

Bedroom one is a double room with front aspect, double glazed sash windows, built in wardrobes and a wall mounted radiator. A further door leads to the ensuite offering a double glazed window to the front aspect, walk in shower cubicle, wall mounted mirror with shaving point, pedestal wash hand basin and low level WC. The ensuite has tiled flooring and partly tiled walls, wall mounted radiator and downlights. Bedroom two is a further double room with rear aspect, double glazed, sash window overlooking the beautiful gardens and countryside beyond, and a wall mounted radiator. The family bathroom comprises a panelled bath with mixer tap and shower attachment, low level WC, and pedestal wash hand. The bathroom has part tiled walls and wall mounted radiator.

The communal grounds of Greenwood House are unmatched in the local area. There are large areas of lawn which are beautifully maintained, seating areas and tree lined borders providing a picturesque setting to enjoy the outside spaces on offer here. There is ample parking for residents of Greenwood House on a first come, first served basis. Charlton Down is a sought-after village location, approximately four miles from the county town of Dorchester. Charlton down is well known for its peace and tranquillity, as well as its well-regarded amenities including a local shop, regular bus links, gymnasium and cricket club.

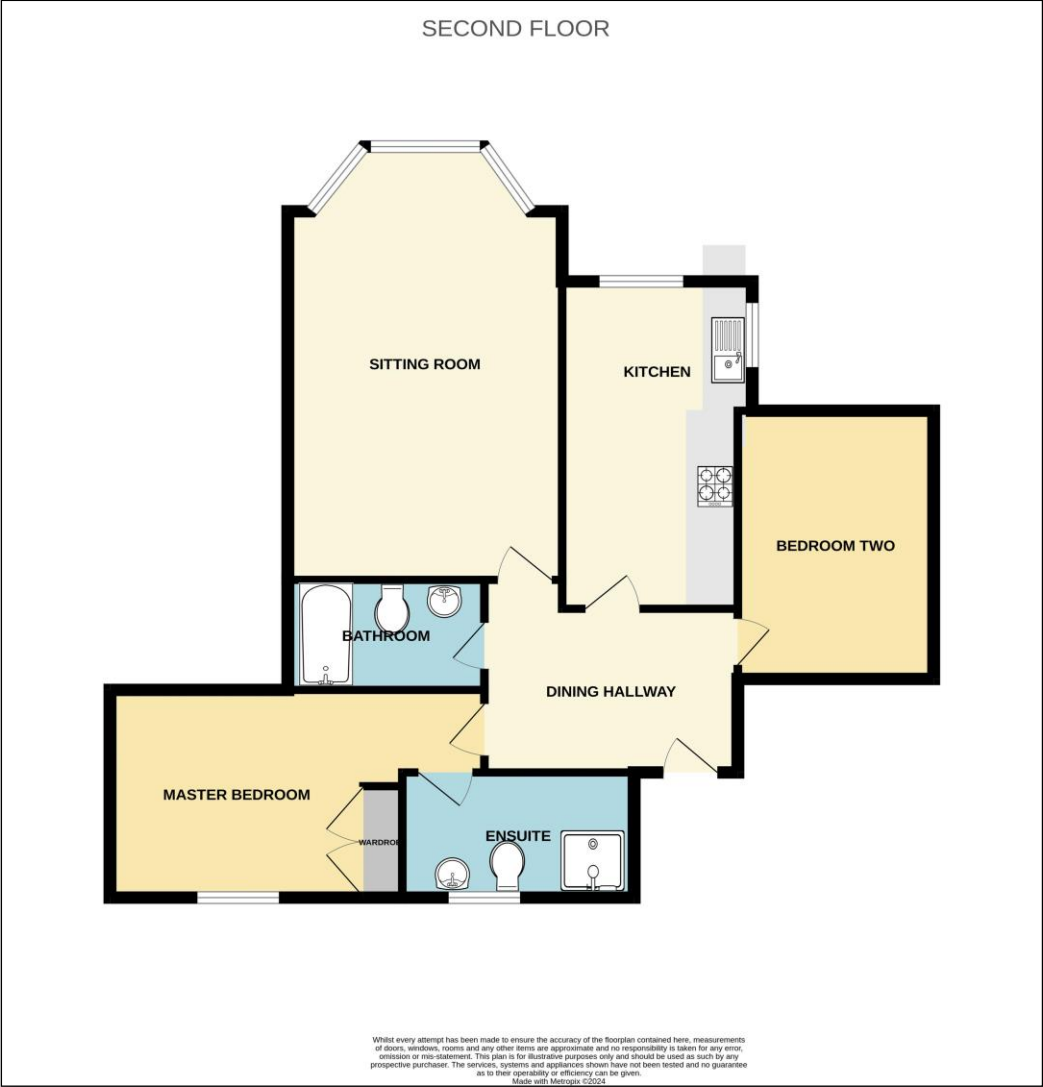
For further information, or to make an appointment to view this property, please contact Austin Estate Agents.

The freehold for Greenwood house is owned by residents collectively. We have been informed the lease on the property is 999 years from November 1999. The service charge was £1,892.70 for the last six monthly charge, although this is temporarily raised due to building works. Residential lettings, holiday lettings and pets are permitted.

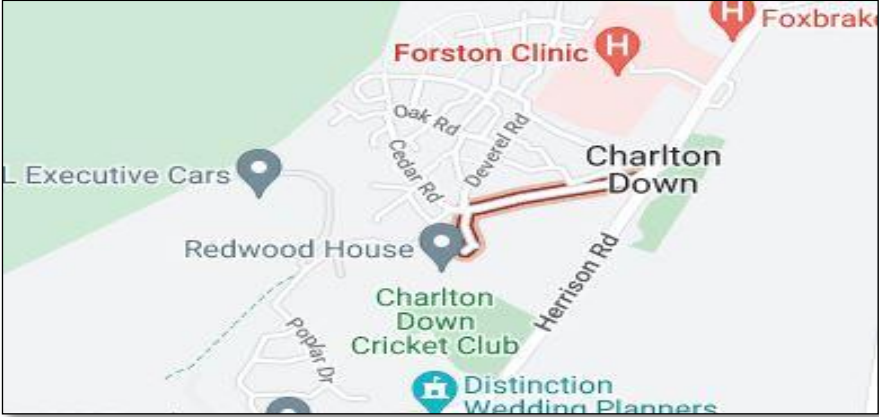




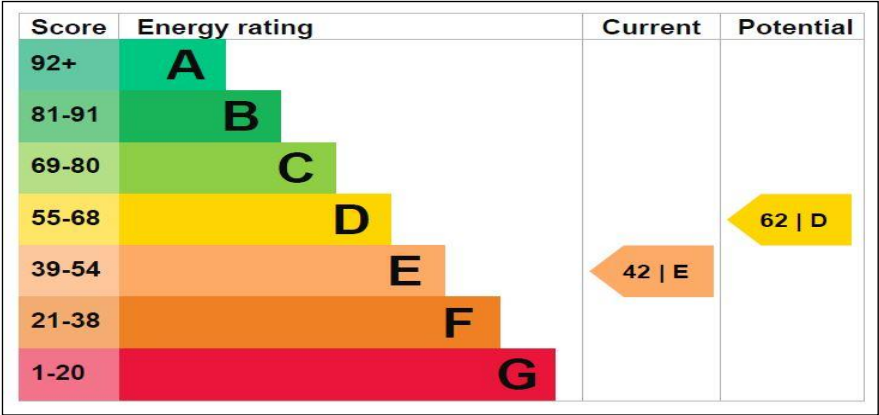
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D TENURE: Share of Freehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.