



AUSTIN 
ESTATE AGENTS

Icen Way

Dorchester

Dorset

DT1 1EW

Offers in Excess of £155,000

SUMMARY

- Converted First Floor Apartment
- Character Victorian Features
- One Double Bedroom
- Open Plan Kitchen Living Dining Room
- Contemporary Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Double Glazing
- Level Walk to Dorchester Town Centre





SUMMARY OF ACCOMMODATION

Communal Entrance

Entrance Lobby

Open Plan Living / Kitchen / Dining Room 14' 11" x 14' 5" max (4.54m x 4.39m max)

Bedroom 11' 6" x 9' 3" (3.50m x 2.82m)

Bathroom 8' 9" x 5' 3" (2.66m x 1.60m)

THE PROPERTY

We are pleased to offer for sale this tastefully decorated one double bedroom, first floor apartment, situated in Dorchester, moments away from the bustling shops and amenities of the town centre. The property benefits from the modern comforts of double glazing, gas central heating and LED downlights, alongside character Victorian features, such as tall ceilings and cast iron fireplaces. The accommodation includes an open plan kitchen living area, one double bedroom and modern bathroom.

Access is gained into the apartment from a private entrance door at the front of the property, leading into a lobby area with stairs ascending to the first floor. The stairs lead into the open plan lounge / dining room / kitchen with cast iron fireplace and two windows to the rear aspect giving good natural light. The kitchen area features a contemporary range of high gloss units with integral halogen hob, electric oven and space for additional domestic appliances.

The apartment features a double bedroom to the front of the property, which also enjoys a cast iron fireplace as well as ample space for bedroom furniture. A front aspect double glazed window gives excellent natural light. Completing the accommodation is the bathroom, hosting a modern suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin, WC, heated towel rail, extractor fan and built in storage cupboards. An opaque double glazed window gives natural light.

Located in Dorchester, the property is moments away from Dorchester town centre with its comprehensive range of shopping and recreational facilities including a leisure centre, library, restaurants, cafe/bars and cinemas including the Brewery Square development with its variety of shops and restaurants centred around a fountain square.

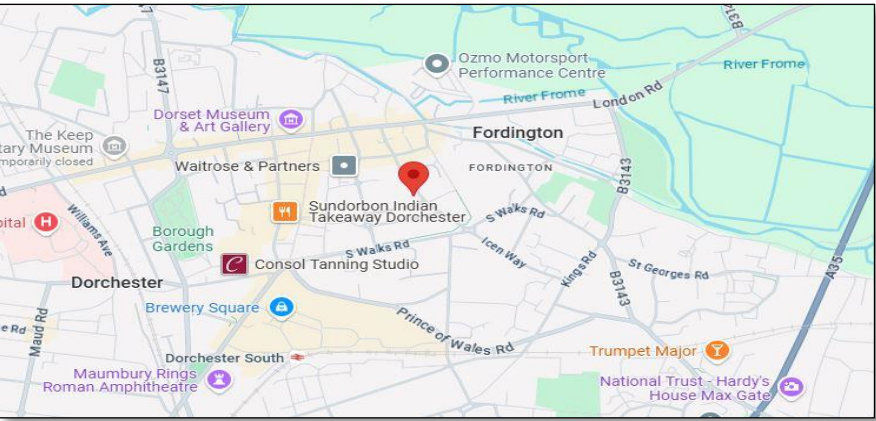
For further information, or to make an appointment to view this lovely apartment, please call the team at Austin Estate Agents.

The vendor informs us that the apartment comes with a share of freehold. The lease has 991 years remaining. There is no formal arrangement for service charge, and no ground rent is payable. This property and the downstairs apartment split maintenance and building insurance costs on a 50/50 basis. Pets and sub letting are permitted, holiday lets are not allowed.

FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: A **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.