



## Greenwood House, Sherren Avenue

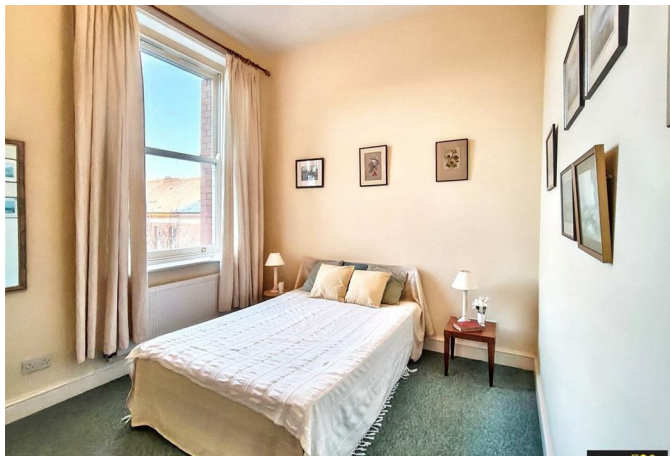
Charlton Down, Dorchester DT2 9UG

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

**Asking Price £190,000 Leasehold - Share of Freehold**







## **SUMMARY OF ACCOMMODATION**

### **APARTMENT**

#### **Entrance Hallway**

#### **Living Room**

20'10" into bay x 12'10"

#### **Kitchen/ Breakfast Room**

15'7" x 8'0"

#### **Bedroom One**

9'12" > 9'4" to wardrobe x 7'3" > 4'4"

#### **En-suite**

10'2" x 6'1"

#### **Bedroom Two**

13'0" x 9'0"

#### **Bathroom**

8'2" x 6'2"

#### **Communal Gardens**

#### **Residents Parking**

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

The property is accessed via a secure communal entrance with intercom system. A private entrance opens into a generous hallway with entry phone, consumer unit, smoke detector and radiator, previously used as a dining area. The lounge is a bright, spacious room with high ceilings and a rear-aspect triple bay double-glazed window overlooking the countryside and communal grounds. The kitchen/breakfast room enjoys rear and side aspects with double-glazed sash windows, and is fitted with a range of wall and base units, integral four-ring electric hob, electric oven and space for appliances. A gas boiler was installed in 2024.

Bedroom one is a double room with front-aspect sash windows, built-in wardrobes and radiator, leading to an en-suite with walk-in shower, wash basin, WC, tiled flooring, partly

tiled walls and downlights. Bedroom two is also a double room with rear-aspect sash window overlooking the gardens and countryside. The family bathroom features a panelled bath with shower attachment, wash basin and WC, with part-tiled walls and radiator.

Greenwood House benefits from exceptional communal grounds, including expansive lawns, seating areas and mature tree-lined borders. There is ample residents' parking available on a first-come, first-served basis. Charlton Down is a sought-after village approximately four miles from Dorchester, known for its tranquillity and amenities including a local shop, regular bus services, gymnasium and cricket club.

The freehold is owned collectively by residents. The lease is 999 years from November 1999, with a service charge of £1,514.13 payable every six months. Residential lets, holiday lettings and pets, are permitted.





Local Authority **Dorset Council**  
Council Tax Band **D**  
EPC Rating **E**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other parts 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 sellers, advisors and agents make no representation and no guarantee, as to the suitability or accuracy of the plan.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

