



Flat 2, 52 Dorchester Road



# Flat 2, 52 Dorchester

Maiden Newton, Dorset DT2 0BE

Superb two bed ground floor apartment with private parking.

- Leasehold with share of freehold
- No onward chain
- Open plan living-dining-kitchen
- Holiday lets are permitted
- Village location
- Private parking space
- Two bedrooms
- Modern shower room
- Period conversion
- Vacant and ready to move into

Guide Price £175,000

## THE PROPERTY

A very well presented ground floor apartment in a period conversion. With two good sized bedrooms, a modern shower room, newly fitted kitchen with built in appliances and a spacious living room.

There is a private parking space belonging to the property.



## SITUATION

Maiden Newton is a bustling village with a pub, well-stocked convenience store, newsagent, petrol station with mini-supermarket, doctor's surgery, primary school, hardware store, village hall and train station.

There are excellent road links to Dorchester and Bridport and the village is surrounded by lovely countryside with excellent walking via the many footpaths leading in all directions.

## SERVICES and LEASE DETAILS

Electric heating, metered water, mains drainage. The property has a 999 year lease from 1st Jan 2020 with a share of the freehold. There are 6 flats in total in the building each with a share of the freehold and a parking space. The service charge will be determined shortly and will cover buildings insurance, cleaning of communal hallways, lighting and maintenance of communal external areas. Ground rent is peppercorn. Holiday lets and private ownership are both permitted, pets are allowed. The service charge will commence from 1st January 2025.

## VIEWINGS

Strictly via the selling agent Stags.

## RESIDENTIAL LETTINGS

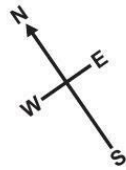
If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)



# Flat 2 Cheverells Place, 52 Dorchester Road, Maiden Newton, Dorchester, Dorset, DT2 0BE

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1125848

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(54-68) <b>D</b>		56	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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