



Flat 2, 8 Squadron Place, Old Farm Way, Crossways

Offers In Region Of £150,000

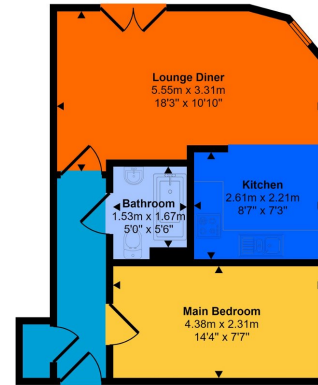
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- No Onward Chain
- Ground Floor
- Close To Local Amenities
- Allocated Parking
- Very Well Presented
- Crossways
- Secure Intercom System
- Great Rental Potential



Welcome to this charming and well-presented GROUND FLOOR apartment, perfectly situated in the desirable Crossways area of Dorchester. This delightful property offers a fantastic opportunity for first-time buyers, downsizers, or investors seeking a hassle-free purchase, as it comes with no onward chain.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



08070234_1525 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Flat 2 8 Spinnaker Place Dorchester DT1 2JH	C	Valid until: 20 January 2034 Certificate number: 6034-1923-8300-0501-3292
Property type	Ground-floor flat	
Total floor area	42 square metres	

Rules on letting this property

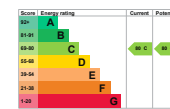
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

<https://find-an-energy-certificate.service.gov.uk/energy-certificates/0234-1525-8300-0501-3292?print=true>

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www.cocoproperty.co.uk

IMPORTANT NOTE

These particulars are for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliances. All measurements are approximate and should not be relied upon. Purchasers should make their own checks before relying on any of the information provided herein.