



## CULLIFORD COURT CULLIFORD ROAD NORTH

Dorchester, DT1 1US

Price £132,500

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well presented one bedroom ground floor retirement apartment situated in a convenient location close to the centre of Dorchester. Set amongst well tended communal grounds the apartment has a quiet and peaceful location with views across the gardens. Residents of Culliford Court enjoy the benefits of a house manager, communal lounge and kitchen, laundry room, charging area for mobility scooters and a lift to all floors. The apartment has been well kept and is offered in lovely condition throughout.

## Situation

The historic county town of Dorchester is within a level walk to Culliford Court and has many places of interest and museums. There are a variety of independent shops, restaurants and coffee shops with excellent transport links to both London Waterloo and Bristol Temple Meads. The entertainment and shopping area of Brewery Square provides further places to eat with a cinema. The library is close by as well as a Waitrose supermarket.

## The local area

Dorchester is an excellent base to explore the beautiful Dorset countryside and there are many walking and cycling routes nearby. The Jurassic coast, a UNESCO world heritage site, is within ten miles with its stunning beaches and coastline.

## Local Authority

Dorset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

The apartment is situated on the ground floor and to the rear so has a quiet situation with views over the communal grounds. The windows are at first floor level giving a feeling of extra security. Entry to the main house is through the communal front door with a secure entryphone system and no 27 has a private front door.

Once inside, the entrance hall has a handset for the entryphone and an emergency pull chord. A door leads to a large walk in cupboard housing the hot water cylinder and shelving. The sitting room has a window overlooking the communal grounds with a fire surround, hearth and cupboard. As well as providing storage the cupboard houses the electricity meter. A door leads to the kitchen which has been fitted with an attractive range of wall and base cabinets with a contrasting roll edge worksurface incorporating a stainless steel sink unit with mixer taps. There is a built in fan assisted oven and a fitted four ring hob with an extractor over. Further appliances are a built in fridge and separate freezer. A window overlooks the communal gardens. The double bedroom has a range of fitted wardrobes with hanging space and a window overlooking the communal grounds. The bathroom has a suite comprising of a panel bath with separate shower over and grab handles, wash hand basin with drawers under and a close coupled WC. The walls are fully tiled with a heated towel rail.

Culliford Court has a communal lounge and kitchen for residents use, a laundry, lift to all floors, a house manager and a refuse room. To the front are parking spaces which are available to rent for an annual fee subject to availability. There is an area to the side for the storage and charging of mobility scooters. The communal grounds are very well tended and consist of a sweeping area of lawn with a great variety of mature plants, shrubs and trees.

## Tenure

We understand that the current service charge is £3608 per annum, the ground rent is £395 per annum and the lease has 107 years remaining.

## Material Information..

Additional information not previously mentioned

- Mains electric and water. No mains gas
- Water charges form part of the service charge
- Electric heating and hot water.
- Mains sewerage.
- Flooding in the last 5 years or not. NO
- Broadband and Mobile signal or coverage in the area. For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

**Culliford Court, Culliford Road North, Dorchester, DT1**

Approximate Area = 471 sq ft / 43.8 sq m  
For identification only - Not to scale

**FIRST FLOOR**

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1132606



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01305 269200**

[dorchester@mayfairproperties.net](mailto:dorchester@mayfairproperties.net)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

