



GREENWOOD HOUSE

Charlton Down, DT2 9UG

Price Guide £152,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Mayfair are delighted to offer for sale this one bedroom top floor apartment with a tenant in situ. The property which has an excellent feeling of space with high ceilings is situated in the popular village of Charlton Down and is well presented throughout with a sitting room, kitchen, contemporary bathroom, double bedroom and a residents parking area. Awaiting EPC.

Situation

The village of Charlton Down is situated amongst beautiful Dorset countryside and is within 4 miles of the historic county Town of Dorchester. The development is centered around the late victorian buildings which formed the original Herrison Hospital which are converted to apartments. The village boasts a shop and post office, health club, cricket pitch, community tennis courts and a picnic area.

The local area

The nearby historic county town of Dorchester has many places of interest and museums and there are independent shops, coffee shops and restaurants. The town has two cinemas and excellent transport links to both London Waterloo and Bristol Temple Meads. The Dorset countryside has many lovely walks and cycle routes as well as other outdoor pursuits.

Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 approached from the parking area and there are communal doors with a secure entryphone system. Once inside stairs lead to the top floor where there is a private front door to no 51. The entrance hall is spacious and has an area which would be ideal as a study. There is also a large walk in storage cupboard with a wall mounted Vailant central heating boiler which was installed approximately 2 years ago. The sitting room is a bright and airy space with double aspect windows providing ample natural light. A door leads to the kitchen which has been fitted with a range of wall and base cabinets, a contrasting roll edge worksurface incorporates a stainless steel sink unit with mixer tap. There is a fitted four ring hob and a built in fan assisted electric oven along with space for a fridge freezer, washing machine and dishwasher. There is a tiled floor and three windows provide excellent natural light. The double bedroom has a window to the front. The exceptionally well appointed and contemporary bathroom has a matching suite comprising a bath with a wall mounted mixer unit. wash hand basin also with wall mounted mixer unit and a useful drawer beneath, and a close coupled WC. There is the further benefit of a separate fully enclosed shower cubicle with a mains operated shower. The walls are part tiled with attractive Italian tiles and there is an extractor fan.

Outside are well tended communal grounds with mature trees and an expansive area of lawn for residents to enjoy. The car parking area has ample parking for residents to use.

ENTRANCE HALL

SITTING ROOM 7.17m (max) X 3.54 narrows to 1.38m (23'6" (max) X 11' 7" narrows to 4'6")

KITCHEN 4.51m X 1.85m (14' 9" X 6')

BEDROOM 3.11m X 3.07m (10'2" X 10')

BATHROOM 3.06m x 1.76m (10' X 5'9")

Tenure

We understand that there is an original 999 year lease from 1999. The current service charge is £3,000 per annum and the ground rent is £50 per annum. Pets are permitted with approval.

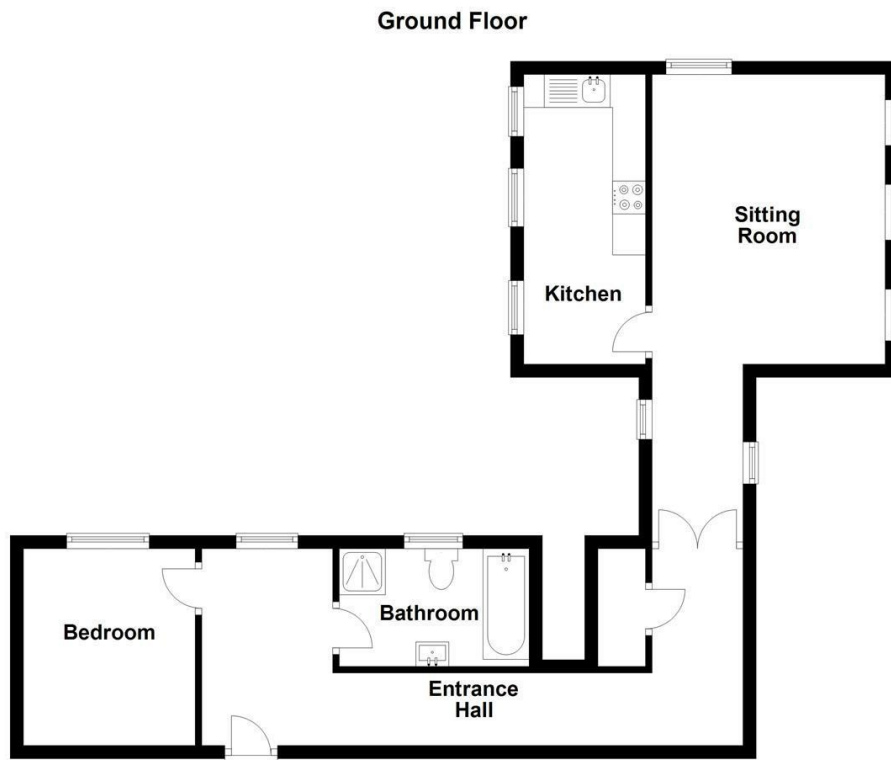
Material Information..

Additional information not previously mentioned

- All mains service connected.
- 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
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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

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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)

