



FLAT 1 PHOENIX HOUSE 16 HIGH EAST STREET

Dorchester, DT1 1HH

Guide Price £120,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A very bright and airy one bedroom first floor flat with large bay windows overlooking High East Street and the bustling street scene below. Would make a Great option for First time buyers and investors. No Onward Chain. Will be available with share of freehold.

Situation

The local area

The property is situated in a convenient location in the heart of Dorchester town centre with access to a variety of local shops, coffee shops and restaurants. There are excellent transport links to both London Waterloo and Bristol Templemeads nearby.

Local Authority

Dorset Council Tax Band: A

Tenure: Leasehold - Share of Freehold

EPC Rating:



PROPERTY DESCRIPTION

Bedroom

12'9" × 12'8" (3.89 × 3.86)

A spacious double room with large bay sash window facing the front aspect.

Carpeted flooring

Living Room

18'3" × 16'7" (5.56 × 5.05)

The living area allows plenty of space for dining and living areas with an attractive outlook up High East Street with it's range of historic buildings.

Kitchen area

A range of white wall and base units offering ample storage. Inset cooker with extractor fan over a four ring electric hob.

Bathroom

A large room comprising bath, with shower over, WC and wash hand basin.

Useful information

We understand that there is approx 67 years remaining on the lease but the current owner is purchasing the freehold so can be extended.

Maintenance charge £2520 per annum.

Ground Rent £25 per annum

Grade II Listed

Material Information..

Additional information not previously mentioned

- Mains electric. No Mains Gas. Mains water.
- Electric heating
- Mains Sewerage.
- Flooding in the last 5 years or not. No

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

High East Street, Dorchester, DT1

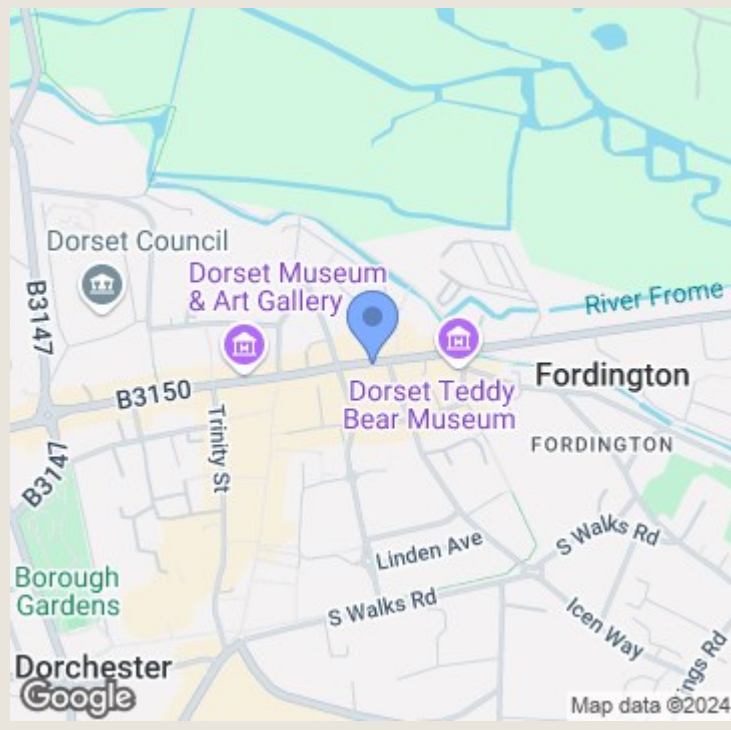
Approximate Area = 502 sq ft / 47 sq m
For identification only - Not to scale

Lounge / Kitchen / Dining Area
18'3 (5.56) into bay
x 16'7 (5.05) max

Bedroom
12'9 (3.89) max
x 12'8 (3.86) into bay

FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mayfair Town & Country. REF: 716430



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

01305 269200

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)

