



29 REDWOOD HOUSE CHARLTON DOWN

Dorchester, DT2 9UH

Price Guide £225,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

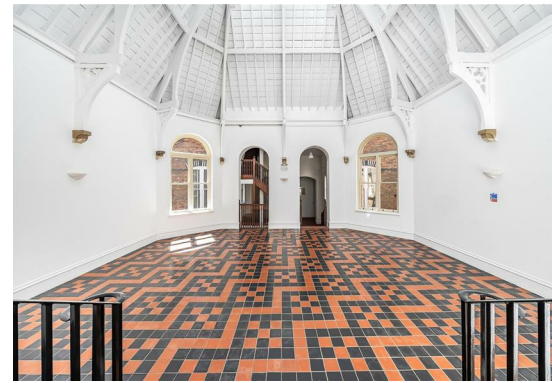
Welcome to this charming property located on Hawthorn Road in Charlton Down. This delightful ground floor flat boasts a stunning communal atrium entrance and a good sized reception room, perfect for relaxing or entertaining guests. With two large bedrooms and two bathrooms (one en suite). Situated in an attractive setting, this apartment provides a peaceful retreat from the hustle and bustle of town life. The quaint surroundings of Charlton Down offer a sense of community and a slower pace of living, ideal for those seeking a quieter lifestyle. Whether you're looking to downsize, purchase your first home, or simply seeking a change of scenery, this property on Hawthorn Road presents a wonderful opportunity to create a cosy and comfortable living space close to Dorchester.

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.

Local Authority

Dorset Council Tax Band: C
 Tenure: Leasehold
 EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Lobby

Atrium

A stunning communal space providing access to the flat.

Entrance Hall

Timber effect floor, radiator and cupboard

Sitting Room

An attractive room with ornate fireplace with fitted electric fire. Radiator

Kitchen

A recently fully-fitted kitchen with solid Quartz worktops and undermounted sink with mixer tap. Top of the range Neff appliances including: Large built-in Multi-function Pyrolytic Oven, built-in Combination Microwave Oven, 80 cm wide Induction Hob, with Faber extractor over, excellent range of cupboards and drawers, integrated Bosch Washing Machine and Dishwasher, shelved larder cupboard and integrated 70/30 Fridge/Freezer. Radiator

Bedroom One

Radiator. Fitted double wardrobe.

En suite shower room

Suite comprising shower cubicle, hand basin, low level w/c and radiator.

Bedroom Two

Fitted triple wardrobe and radiator.

Bathroom

Panelled deep 6ft bath with shower and screen, low level w/c, hand basin with cupboard. Radiator.

Parking

2 allocated spaces

Outside

Access from the communal hallway to the very well maintained Redwood House resident's gardens with lawns and mature trees and fabulous views to the surrounding countryside.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas central heating
- Mains drainage
- 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

Leasehold Info

Length of Lease 999 years from 2000.Years remaining 275

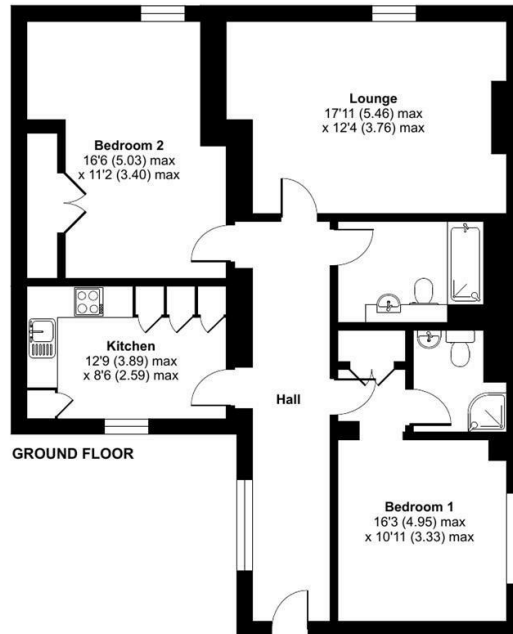
Ground Rent £150 per annum

Service charge £3,187.98 per annum.

Hawthorn Road, Charlton Down, Dorchester, DT2

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



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: 1156460



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

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

