



**21 BARNES LODGE WESSEX ROAD**

Dorchester, DT1 2FH

**Price Guide £90,000**

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Mayfair Town and Country are delighted to be marketing this lovely one bedroom first floor apartment. Barnes Lodge is a delightful development located in the historic down of Dorchester. The Dorset County Hospital is a short walk away with a number of pharmacies available on the high street .The Lodge manager is on hand from Monday - Friday to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons. A Guest Suite is available for your friends and family to stay in. Prices are available from the Lodge Manager. Barnes Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

## Situation

The Local Area\*  
Dorchester South Train Station - 0.8 miles  
Jurassic Coast - 7.9 miles  
West Bay - 15.9 miles

## The local area

The county town of Dorchester is steeped in history with many places of interest and several museums. The property is conveniently situated for the town centre with it's range of independent shops, restaurants and coffee shops. There are two cinemas and the modern development at Brewery Square provides more shops and entertainment facilities. There are excellent transport links by train to both London Waterloo and Bristol Temple Meads.

## Local Authority

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# PROPERTY DESCRIPTION

## Entrance Hall

Boiler Cupboard

## Sitting room

Fireplace with electric fire, radiator ,overlooking the communal gardens.

## Kitchen

Single drainer stainless steel sink unit, range of cupboards and drawers, worksurfaces ,splashbacks, oven, hob and extractor. Fitted fridge and freezer. Olverlooking the communal gardens.

## Bedroom

Mirrored wardrobe, radiator. Overlooking the communal gardens.

## Shower room

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

## Outside

Attractive communal gardens.

Car parking in communal car park on a first come basis.

## Purchasers Information

Leasehold

125 years with 114 remaining.

Ground Rent £644.44 per annum

Service Charge £4,294.44.Ending May 31st 2025

First owner must be 60 years old.

## Material Information\_

Additional information not previously mentioned

- Mains electric and water.
- Electric 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

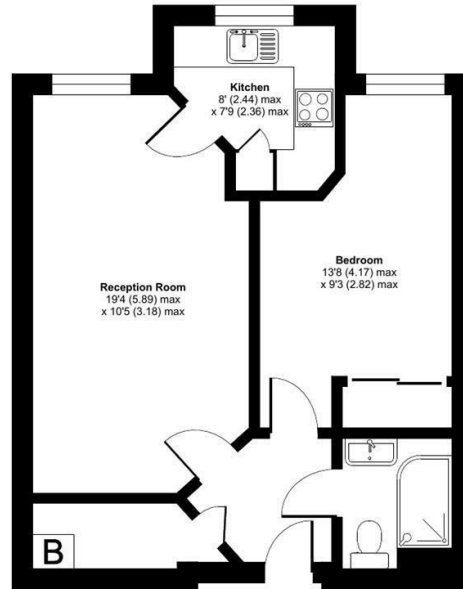
[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

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

Approximate Area = 491 sq ft / 45.6 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 Churchill Estate Agents. REF: 1105967



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)

