



**Connells**

Culliford Court Culliford Road North  
Dorchester



### Property Description

Situated in the ever-popular over 55's development of Culliford Court lies this one bedroom lower ground floor apartment. The property boasts a fantastic position in the complex with access directly onto the communal garden as well as being more spacious than the average apartment in Culliford Court. The property comprises of a generous double bedroom, bathroom, kitchen, storage cupboards in the generous hallway and a bright lounge-diner with doors opening to the communal garden. The flat benefits from red cord emergency pulls in every room linked to Appello Care, an automatic door opener to the entrance hall with the added bonus of access to residents parking as well as a communal lounge and other amenities.

### Lower Ground Floor

#### Entrance Hall

The front door leads into the entrance hall with an electric storage heater, a storage cupboard, a consumer cupboard and doors leading to the open plan lounge / dining room, the bedroom and the bathroom.

#### Lounge / Dining Room

22' 4" max x 14' 8" max ( 6.81m max x 4.47m max )

A door leads from the entrance hall into the open plan lounge / dining room with double glazed windows to the rear and side aspects, an electric storage heater, a telephone point, a television aerial socket, a pair of doors which lead to the kitchen and a double glazed door that leads directly onto the garden.

#### Kitchen

7' 3" x 5' 9" ( 2.21m x 1.75m )

A pair of doors lead from the open plan lounge / dining room into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an integral undercounter fridge freezer and a double glazed window to the rear aspect.



### **Bedroom**

12' 8" x 10' 10" ( 3.86m x 3.30m )

A door leads from the entrance hall into the bedroom with a double glazed window to the rear aspect, built in wardrobes, a telephone point, a television aerial socket and an electric storage heater.

### **Bathroom**

A door leads from the entrance hall into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, an extractor fan, an airing cupboard and an electric radiator.

### **Outside Space**

#### **Parking**

Residents parking is available at the property.

### **Communal Garden**

A double glazed door leads from the open plan lounge / dining room directly onto the communal garden which is mainly laid to lawn with mature shrub borders.

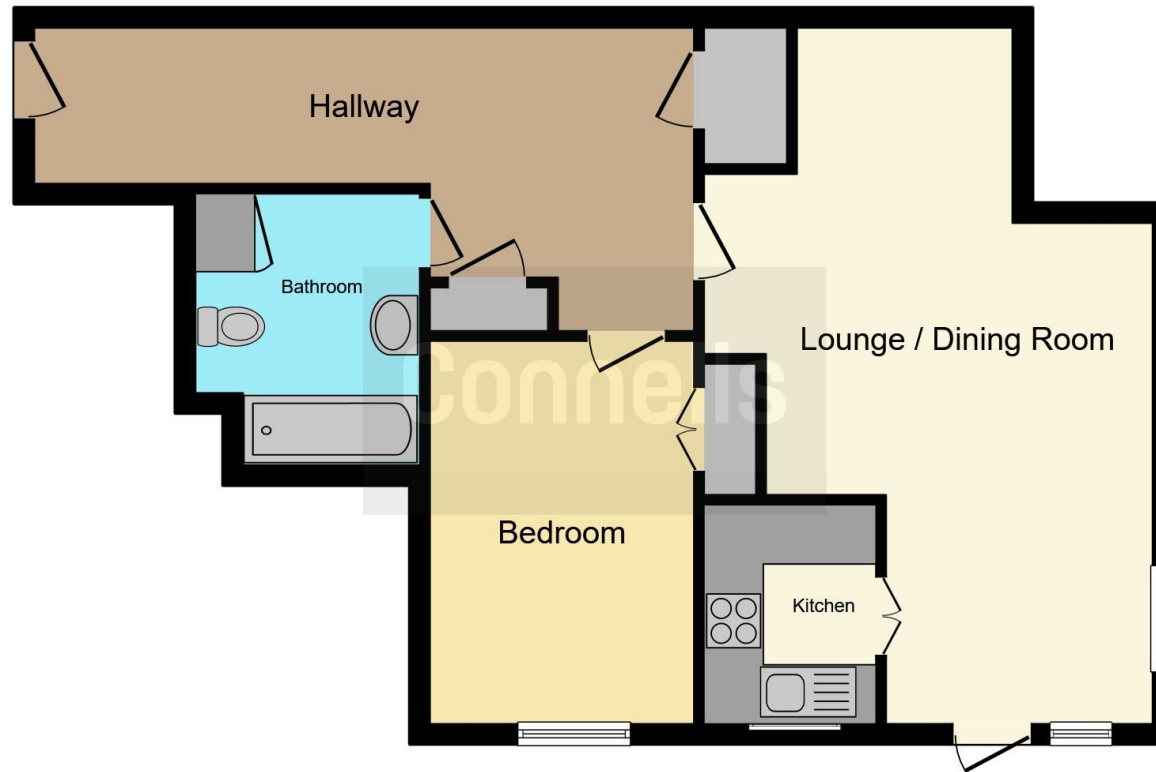
### **Agents Note**

We are advised that you can bring a pet with you, that you cannot run a business and that no boats, caravans or mobile homes are allowed on site.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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3 High West Street  
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EPC Rating: C Council Tax  
Band: C

Service Charge: 331.21 Ground Rent:  
32.92

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309618](http://connells.co.uk/Property/DCH309618)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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