



**Connells**

Maen Gardens Culliford Road  
Dorchester



## Property Description

This stunning apartment is situated on a quiet development within close proximity of Dorchester Town Centre. The apartment offers well-proportioned accommodation and has the benefit of lift access. The accommodation comprises two double bedrooms, both with fitted wardrobes, the master bedroom boasting an en-suite. Additionally, there is a modern family bathroom, fitted kitchen and spacious lounge-diner with pleasant green outlook. There is the added bonus of an allocated parking space along with access to visitors parking.

## First Floor

### Entrance Hall

The front door leads into the entrance hall with a radiator, an airing cupboard housing the gas combi boiler, a spacious cloaks cupboard housing the consumer unit and doors to the lounge / dining room, the kitchen, the bathroom and to bedrooms 1 and 2.

### Lounge / Dining Room

19' 7" x 12' 6" ( 5.97m x 3.81m )

A pair of doors lead from the entrance hall into the spacious lounge / dining room with a double glazed window to the rear aspect with pleasant views over the communal gardens, three radiators, a television aerial socket and a telephone point.

### Kitchen

9' 7" x 8' 4" ( 2.92m x 2.54m )

A door leads from the entrance hall into the modern, fitted kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, an electric oven and hob, an integral washing machine and separate tumble dryer, a fridge freezer, a double glazed window to the front aspect, a water softener and a built in fan heater under the oven.



### **Bedroom 1**

15' x 9' 7" ( 4.57m x 2.92m )

A door leads from the entrance hall into bedroom 1 with a double glazed window to the rear aspect, a built in wardrobe, a television aerial socket, a telephone point and a door to the ensuite bathroom.

### **Ensuite**

6' 1" x 5' 10" ( 1.85m x 1.78m )

A door leads from bedroom 1 into the ensuite bathroom with a shower cubicle, a WC, a wash hand basin, an extractor fan, a heated towel rail, a shaver point and a double glazed window to the rear aspect.

### **Bedroom 2**

13' 4" x 10' 10" ( 4.06m x 3.30m )

A door leads from the entrance hall into bedroom 2 (currently used as a dining room) with a radiator, a built in wardrobe, a television aerial socket, a telephone point and a double glazed window to the front aspect.

### **Bathroom**

8' 6" x 5' 2" ( 2.59m x 1.57m )

A door leads from the entrance hall into the bathroom with a WC, a bath with a shower above, a wash hand basin, a heated towel rail, a shaver point and an extractor fan.

### **Outside Space**

#### **Communal Gardens**

The property benefits from some communal grounds.

#### **Parking**

The property has an allocated parking space and also benefits from visitors parking spaces.









**Floor Plan**

Total floor area 76.7 m<sup>2</sup> (826 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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

Service Charge:  
 3481.00

Ground Rent:  
 403.81

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309564](http://connells.co.uk/Property/DCH309564)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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Property Ref: DCH309564 - 0008