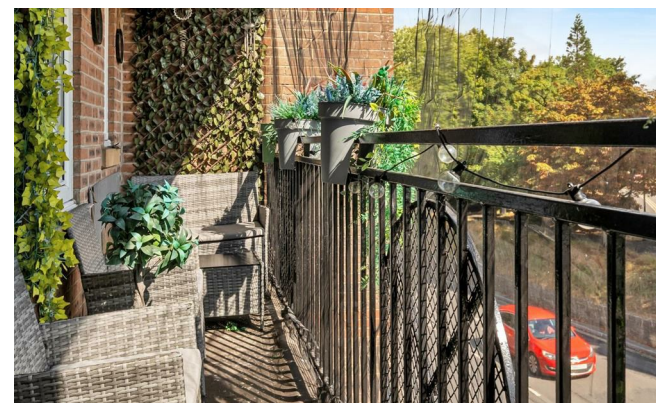




The Grove , Dorchester DT1 1XR

- Modern Lift Serviced Apartment
- Private Balcony Accessed From the Living Room
- Two Well-proportioned Bedrooms; Principle with Fitted Wardrobes
 - Allocated Private Parking
- Two-minute Walk to Borough Gardens
- Bright Dual-aspect Living Room (East & South)
- Contemporary Dual-aspect Kitchen/Breakfast Room (South & West)
- Modern Shower Room with Full Width Shower
- Outlook to Colliton Walk
- EPC: C Council Tax Band: C

Price £187,500 Leasehold





SUMMARY OF ACCOMMODATION

A modern second-floor apartment with a private balcony, dual-aspect living spaces and allocated parking, set within the popular Henchard Court development. With a passenger lift, secure entrances and a bright contemporary interior overlooking a tree-lined avenue, this is an ideal home for first-time buyers, downsizers or anyone seeking a fresh start close to the Borough Gardens, Brewery Square and Dorchester town centre.

Light, Space & Modern Living

The dual-aspect living room enjoys natural light from the East and South, creating a welcoming space throughout the day. Door opens onto a private balcony, offering a pleasant outdoor spot with views toward the tree lined avenue of Colliton Walk.

The dual-aspect kitchen/breakfast room (South and West) continues the modern feel, with sleek cabinetry, good workspace, and a breakfast bar.

Comfortable Bedrooms & Contemporary Bathroom

Both bedrooms are well-proportioned and finished in a soft, modern style. The bathroom features a contemporary suite with a clean, practical layout, which includes full width glazed shower area.

Location

This part of Dorchester is particularly appealing to buyers thanks to its blend of greenery, convenience and social options.

Borough Gardens is just a two-minute walk away — perfect for morning coffee, fresh air or meeting friends.

Brewery Square offers restaurants, bars, cafés, a cinema and regular events, all within easy reach.

Dorchester town centre and both train stations are close by, making commuting and socialising straightforward.

Henchard Court itself provides secure front and rear entrances, a passenger lift, and allocated parking — features that offer reassurance and ease, especially for those living independently for the first time in a while.

With its modern vibe, bright dual-aspect layout and excellent access to Dorchester's social and leisure spots, this apartment is ideal for first-time buyers, professionals and anyone seeking a stylish, confident home that supports a fresh start.

Lease Details

We understand the lease has approx. 158 years remaining (199 years from 1985)

Ground rent is £1.

Service Charge: £1350 per annum

Includes, in brief, buildings insurance, communal area cleaning, window cleaning, maintenance and decoration.

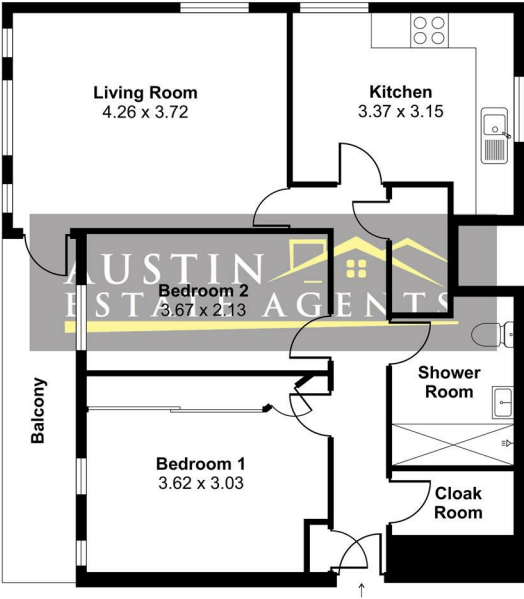


Local Authority **Dorset Council**
Council Tax Band **C**
EPC Rating **C**



Henchard Court, Dorchester, DT1 1XR

Approximate Total Floor Area = 768.74 Sq ft / 72.02 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

