



Council Tax Band: D



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



10 Casterbridge Court

London Road, Dorchester, DT1 1WY



Asking price £300,000 Leasehold

A very well presented two bedroom, ground floor retirement apartment with balcony overlooking the landscaped communal gardens. No.10 is offered to the market via the shared ownership scheme, whereby 50% - the full 100% share can be purchased.

Pet Friendly *Energy Efficient*

Call us on 0345 556 4104 to find out more.

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Casterbridge Court, London Road, Dorchester

Casterbridge Court

At our Retirement Living development, Casterbridge Court, you can own your own apartment just minutes from this bustling market town centre. Having first been settled in prehistoric times, Dorchester has a fascinating history, with some of the country's best preserved Roman ruins.

Casterbridge Court's beautiful design combines seamlessly with practicality to make your life easier, from ample storage to raised sockets and appliances. For socialising with your fellow homeowners, there is a cosy communal lounge as well as wonderfully landscaped gardens.

Safety, security and accessibility are of utmost importance to us. If you have an issue, the House Manager will be available during office hours and there is a 24/7 call system for emergencies. A camera entry system ensures security throughout the development, and lifts to all floors makes the development fully accessible to all.

It's so easy to make new friends and to lead a busy and fulfilled life at Casterbridge Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area

A wealth of amenities sit on the doorstep of Casterbridge Court. Within a 15-minute walk you can reach the local supermarket, medical centre, pharmacy, fitness centre and library, as well as various banks, shops, cafes, pubs and restaurants. The town is also served by a great bus service, as well as two train stations.

For a spot of shopping or to catch up with friends, head to Brewery Square. The historic Dorchester Brewery site has been converted into a cosmopolitan hub of eateries, leisure facilities and independent businesses. Enjoy great food, fabulous shopping and spectacular events in this cultural and retail hotspot.

Dorchester's many museums lead you from the prehistoric era to modern day. The Terracotta Warriors Museum, the Dinosaur Museum, The Roman Town House and The Keep Military Museum are just some of the many fascinating museums and sites the town has to offer.

If you like a good mystery, Maumbury Rings is a must see. Having stood for nearly five thousand years, the original function of this monument is still unknown, although several theories do exist. Come and discover the henge for yourself and put your own theory



to the test. And, in summer, enjoy one of the many free music events hosted there, including the Dorchester Arts Festival, battle re-enactments and even open air performances of Shakespeare.

Shared Ownership Scheme

No.10 is offered for sale via the shared ownership scheme, whereby 50% - the full 100% can be purchased. Shared ownership buyer eligibility criteria can be found at homereach.org.uk/general-eligibility.

Entrance Hall

A generous size entrance hall with solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit.

Living Room

A very light and airy living room with triple glazed door with matching side panel opening on to a walk out balcony overlooking the communal gardens. Modern feature electric fireplace creates a lovely focal point. Telephone and TV points.

Kitchen:

Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainer unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven, concealed dishwasher and concealed fridge & freezer.

Master Bedroom

Triple glazed window. Walk in wardrobe with hanging and shelving space. Emergency pull cord.

En-Suite Shower Room

A modern facility with white sanitary ware comprising; easy-access walk-in shower with glazed enclosure, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard units below and work surface over, mirror and shaver point above. Linen cupboard, ladder radiator, emergency pull cord and extensively tiled walls and floor.

Bedroom Two:

A further double bedroom with triple glazed window.

Shower Room:

A modern facility with white sanitary ware comprising; corner shower cubicle, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below, mirror and shaver point

2 Bed | £300,000

above. Ladder radiator, emergency pull cord and extensively tiled walls and floor.

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,598.15 per annum (up to financial year end 28/02/2025).

Lease:

999 Years from 01/01/2021

No ground rent payable.

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

