



**Connells**

Crown Post Court Trinity Street  
Dorchester





### Property Description

Situated in the heart of the popular market town of Dorchester this one bedroom first floor apartment is located close to an array of local amenities! The property benefits from an open plan living room with a fitted kitchen offering a variety of wall and base units with the bonus of integrated appliances for convenience. The property benefits from one double bedroom, a family bathroom with the added attraction of a communal roof terrace for the homeowners to enjoy. A perfect first-time purchase to step onto the property ladder or a great addition to a landlord's portfolio. Viewings are highly recommended.

### First Floor

#### Entrance Hall

The front door leads into the entrance hall with a radiator, two cupboards one of which houses the central heating boiler and doors to the open plan living space, the bedroom and the bathroom.

#### Open Plan Lounge/ Kitchen

21' 1" x 13' 11" ( 6.43m x 4.24m )

A door leads from the entrance hall into the open plan living space.

The lounge / dining room area comprises of two windows to the rear aspect, a radiator, a telephone point, a television aerial socket and an electric fireplace.

The fitted kitchen comprises of a range of wall and base units with worksurfaces over, an integral electric oven with a gas hob, a stainless steel sink and drainer and integrated appliance that include a washing machine, a dishwasher and a fridge/freezer.



### **Bedroom 1**

12' 2" x 11' 7" ( 3.71m x 3.53m )

A door leads from the entrance hall into bedroom 1 with three windows to the front aspect and a radiator.

### **Bathroom**

11' 6" x 6' 4" ( 3.51m x 1.93m )

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

### **Outside Space**

### **Communal Roof Terrace**

The property benefits from access via the communal hallway to a roof terrace with seating.

### **Agents Note**

The property is Grade II listed,

We are advised that keeping pets, running a business and holiday letting are prohibited by the lease.

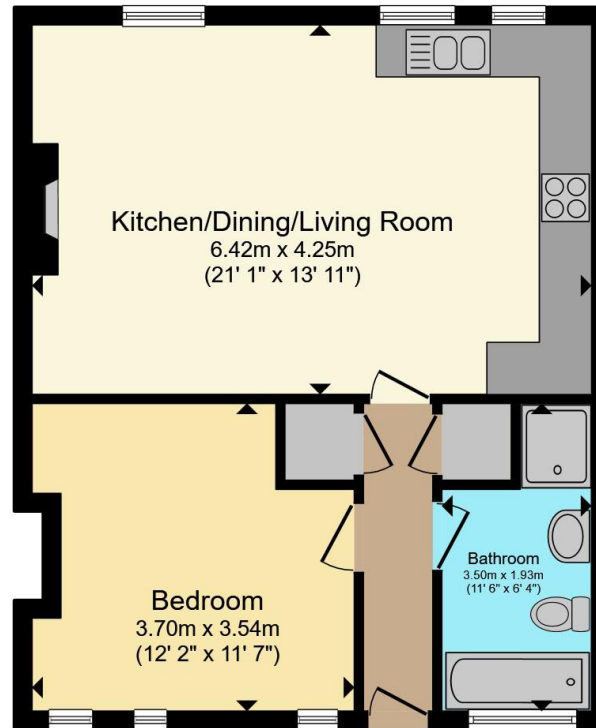












Total floor area 50.2 m<sup>2</sup> (540 sq.ft.) approx

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)

**Connells**

To view this property please contact Connells on

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3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 2700.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309532](http://connells.co.uk/Property/DCH309532)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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