



Glyde Path Road, Dorchester

OFFERED WITH NO FORWARD CHAIN - This lovely and newly decorated, first-floor apartment is ideally situated in Dorchester town centre, within a conservation area. Comprised of a wonderfully bright and open-plan kitchen/dining room, two bedrooms, one double and one single and a bathroom. Additionally the apartment boasts ample storage and a lockable cycle store for residents to use. EPC rating D.



Asking price £165,000

Apartment

On entering the building, stairs lead to the first floor where this lovely two-bed apartment is located. The front door opens into an elevated hallway that provides access to every room. The home has been freshly decorated throughout, featuring modern spot lighting in the kitchen, hallway, and bathroom, along with neutrally toned carpets in the hallway and bedrooms.

Kitchen/ Dining room

Stepping into the bright, open-plan kitchen/dining room, you are greeted by a well-presented, modern white range of wall and base units with a wood-effect worktop and matching upstand, offering ample storage. The well-equipped kitchen includes a variety of integrated appliances, such as a fridge/freezer, Indesit dishwasher, washer/dryer, and a Lamona electric hob and oven. Wood-effect laminate flooring and a patterned splashback complete the space, enhancing the home's modern feel. The kitchen also provides access to a cupboard housing the water tank, offering additional valuable storage.

Bedrooms

This lovely apartment offers two bedrooms. Bedroom One is a well-proportioned double, filled with natural light courtesy of its dual-aspect double-glazed windows. Bedroom Two is a bright single room, benefitting from a good-sized window. Both rooms are finished in neutral tones, and carpets, continuing the bright and breezy aesthetic throughout the home.

Bathroom

The bathroom features a white suite, including a panelled bath with an overhead shower, glass splash screen, and panelled surround for easy maintenance. A low-level W/C, hand basin with tiled splashback, and heated towel rail complete the space. The room is finished with tile-effect flooring and attractive wallpaper.

Externally

Access to the property is gained via the side of the building and is secured by an intercom entry system.

Agents Notes

Please note that the property is managed by Arlington Management and has an annual service charge of £1,068.53.

Please note that the property has an annual ground rent charge of £250.

Lease length - 125 years from 1 January 2015

Services

Mains electricity, water and drainage are connected.

Electric heating.



Broadband and Mobile

At the time of the listing, standard and superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Council tax band is B

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

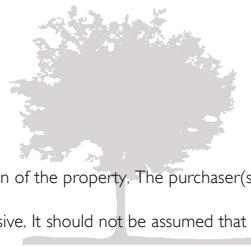
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



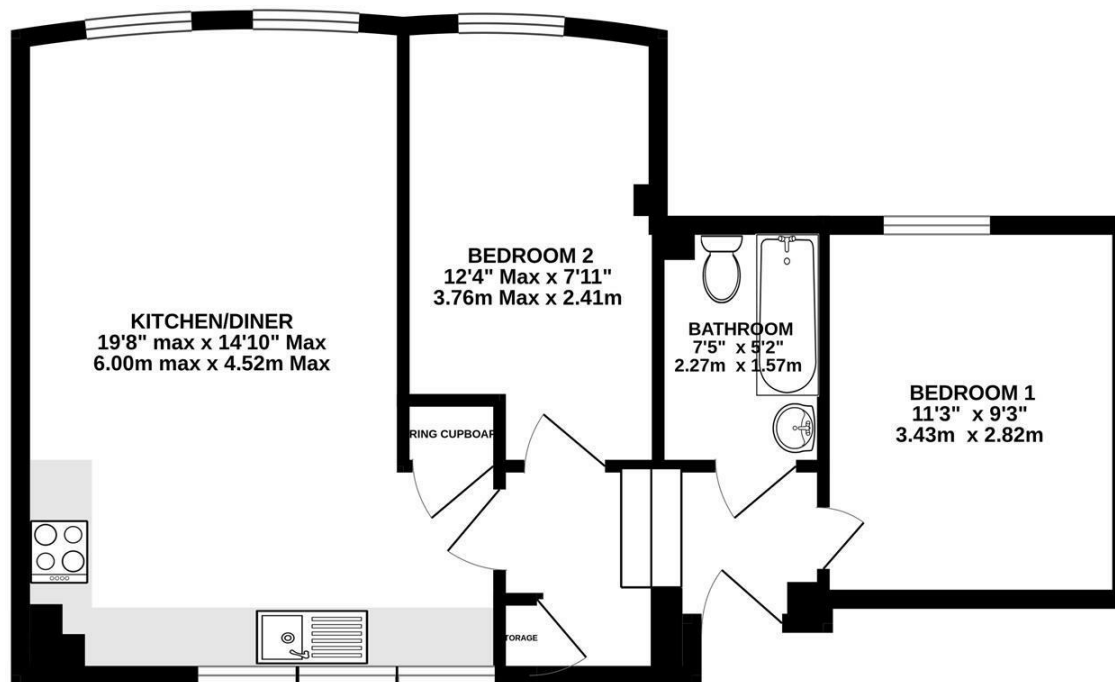
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



FIRST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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