



**Connells**

The Gables Albert Road  
DORCHESTER



### Property Description

Situated close to Dorchester town centre, this attractive two-bedroom property offers a rare combination of private and communal outdoor space alongside off-road parking. The accommodation provides well-proportioned living with two bedrooms and a comfortable living area, ideal for downsizers, professionals or those seeking convenient town-centre living. There is a private garden, complemented by enclosed communal gardens, offering plenty of space to relax and enjoy the outdoors. Further benefits include a dedicated parking space and a highly desirable location within easy reach of local shops, amenities and transport links.

### Ground Floor

#### Living Room

A door leads into the living from outside. The room contains an under-stairs cupboard, single glazed windows to the front, gas fire, TV aerial socket, telephone point and another cupboard housing the gas boiler and consumer units.

#### Kitchen

There is an opening from the living room into the kitchen which contains a gas hob, electric oven, cooker hood, 1.5 bowl sink and drainer, radiator, plumbing for a washing machine, space for a fridge freezer as well as a single glazed window to the front aspect.



## First Floor

### First Floor Landing

Stairs lead from the living room up to the landing which is home to useful storage cupboards.

### Bathroom

A door lead opens from the landing into the bathroom which boasts; a bath with shower above, heated towel rail, wash hand basin, WC and a double glazed skylight to the front.

### Bedroom One

A doorway leads from the landing into Bedroom One which has access to the loft, a radiator, and double glazed windows to the front aspect.

### Bedroom Two

A door leads from the landing into Bedroom Two which contains a radiator, fitted wardrobe and double glazed window to the front aspect.

### Outside Space

#### Front Garden

There is a private front garden laid predominantly to lawn with a path leading to the property and borders.

#### Communal Garden

The property benefits from access to a communal garden.

#### Parking

The property benefits from an allocated parking space.

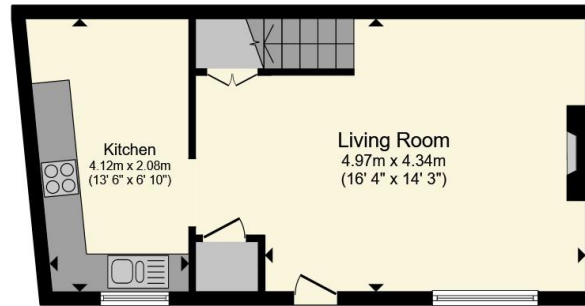
### Agents Note

The property benefits from a Share of the Freehold. This Freehold is shared amongst the 6 residents of the large house and the 2 cottages.

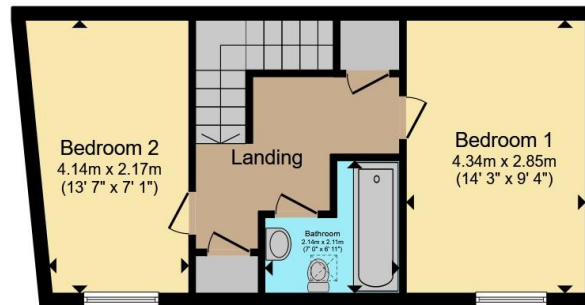








**Ground Floor**



**First Floor**

Total floor area 75.3 m<sup>2</sup> (810 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)



To view this property please contact Connells on

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3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: D Council Tax  
Band: D

Service Charge: 477.00 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309707](http://connells.co.uk/Property/DCH309707)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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