

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below it.

Symonds
& Sampson

22 Victoria Court

Cambridge Road, Dorchester, Dorset

22 Victoria Court

Cambridge Road, Dorchester
Dorset, DT1 2NF

A modern one-bedroom ground floor apartment with allocated off-street parking for two cars, located in the heart of Dorchester.



- In good decorative order
- Walking distance of town
- Two off road parking spaces
 - Shower room
 - Fitted kitchen
 - No onward chain

Guide Price **£95,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

A recently decorated ground floor apartment set within a modern building, benefiting from two off-street parking spaces at the rear.

ACCOMMODATION

From the communal entrance, a private door opens into the hallway. The sitting room is located at the front of the property and features a charming box bay window, allowing plenty of natural light to flood the space.

To the rear of the room is a modern open-plan kitchen, complete with a breakfast bar offering space for seating. The kitchen is well-equipped with ample storage cupboards, space and plumbing for a washing machine, fridge, and freezer, along with an integrated Bosch oven and electric hob.

The bedroom is also situated at the front of the property, while the shower room includes a shower cubicle, wash basin, and WC.

OUTSIDE

Two allocated off-street parking spaces are located at the rear of the building.

SITUATION

Dorchester town centre, located approximately half a mile away, offers a wide range of shops, restaurants, and leisure facilities. The vibrant Brewery Square development adds to the appeal, featuring an array of shops, dining options, and a cinema. Nearby, you will also find Dorset County Hospital and several highly regarded schools. For commuters, both Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively.

DIRECTIONS

What3words///whisker.asteroid.sand

SERVICES

Mains water, drainage and electricity.
Modern electric heating.

Broadband - Ultrafast speed available
Mobile - Mobile coverage is generally available outdoors but may be limited indoors. (<https://www.ofcom.org.uk>).

Council Tax Band: A (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease 999 years from 1st January 1986 (960 years remaining).
Ground Rent: £10 per annum
Service Charge: £741 per annum, payable quarterly (£185.23 per quarter)
Management Company: Coco Properties Block Management
Please note: Holiday letting is not permitted.



Cambridge Road, Dorchester

Approximate Area = 311 sq ft / 28.8 sq m

For identification only - Not to scale



GROUND FLOOR



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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Symonds & Sampson. REF: 1303176



Dorchester/KWI/09.03.2026 rev



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT