



## 2 Rook Court, 13a Castle Close, Dorchester, DT1 2FP



1



2



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- Ground Floor Apartment
- One allocated parking space
- Private outside space
- Walking distance to Poundbury and Dorchester
- Double bedroom

£850 Per Calendar Month

Situated within walking distance of both Poundbury and Dorchester town centre is this newly built ground floor flat.

Available mid March for an initial 12-month tenancy. Preference to a longer-term tenant. Unfurnished.

The accommodation comprises of a lounge/diner with garden views and built-in cupboard space, with W/C leading off. The kitchen has a range of modern fitted units that incorporate an oven and induction hob with extractor over. There is space for a fridge freezer and plumbing for a washing machine. There is one double bedroom which boasts an en-suite shower room.

The property also benefits from one allocated off-road parking space situated to the front of the building and one visitor parking space for all flats.

This ground floor flat has a patio garden to the rear of the property and has access to the communal garden.

Please note the photographs are from March 2025.

Rent: - £850 per calendar month / £196 per week

Holding Deposit - £196

Security Deposit - £980

Council Tax Band - A

EPC Band - B

## SITUATION

Rook Court is situated off Castle Close, Baynard's Road, within walking distance of both Poundbury and central Dorchester.

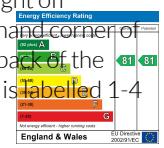
The property is situated in a convenient location near Pummery Square which provides easy access to the Poundbury Village Stores and a public house. The 1610 Dorchester Sports Centre is a stone's throw away from the property. Queen Mother Square is also within walking distance, which provides a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries and doctors' surgeries.

The county town of Dorchester has a great selection of both independent and national retailers, choice of cinemas and restaurants. The town boasts mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages.

## DIRECTIONS

<https://what3words.com/bulldozer.luring.slimming>

From our offices, proceed in a westerly direction along Peverell Avenue West and at the roundabout take the first exit to Bridport Road towards Dorchester Town. Continue down Bridport Road and go straight across at the next roundabout. Take the second right onto Damers Road and then the first right onto Windsor Road. Take the next right onto Cambridge Road and third left onto Baynard's Road. Castle Close is the first right off Baynard's Road and Rook Court can be found at the top left-hand corner of Castle Close at number 13a. Flats 1 and 2 are located at the back of the building and 3 and 4 are at the front by the parking. Parking is labelled 1-4 with a visitor space.



PouLets/HL/12/02/26



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