



## The Grove , Dorchester DT11XR

- One bedroom ground floor Apartment
- High quality fischer electric heaters
- Recently renovated throughout
- One allocated parking space within enclosed Carpark
- New modern kitchen
- Dorchester town centre location
- Well positioned for local amenities
- Strong public transport links
- Communal garden

**£170,000 Leasehold - Share of Freehold**





Nestled in the heart of historic Dorchester, this charming one-bedroom ground floor apartment offers a perfect blend of modern living and convenience. Recently renovated throughout, the property boasts a fresh and contemporary aesthetic, making it an ideal choice for those seeking a stylish yet comfortable home.

The well-presented reception room exudes warmth and character. The new, modern kitchen is a delight for any culinary enthusiast, equipped with the latest fixtures and fittings to enhance your cooking experience. The bathroom has also been tastefully updated, ensuring a relaxing space to unwind after a long day.

This apartment is not only aesthetically pleasing but also practical, featuring an allocated parking space for one vehicle, a rare find in such a central location. The property is well-maintained, allowing you to move in with ease and enjoy your new surroundings without the need for renovations.



Living in the centre of Dorchester means you are just a short stroll away from a variety of shops, local parks, and excellent travel connections, making it an ideal base for both work and leisure. Whether you are a first-time buyer, a professional seeking a convenient location, or someone looking to downsize, this apartment offers a unique opportunity to embrace the vibrant lifestyle that Dorchester has to offer. Do not miss the chance to make this beautifully presented apartment your new home.

### Entry way/Hall

Wooden front door provides access into the hall, which features electric wall mounted radiator, thermostat on wall and a door into a storage cupboard.

### Bathroom

7'6" x 4'7"

An immaculately presented, fully tiled bathroom with wall to wall bathtub, hand wash basin, low level w/c, a rear aspect obscured double glazed window and a wall mounted electric heater. The space is recently refurbished and finished with stylish matt black accents.

### Kitchen

10'9" x 8'2"

Modern fitted, dual aspect kitchen with a range of eye and base level units, a wall mounted electric heater, space for white goods under counter and fridge freezer, a composite sink with draining board and stainless mixer tap, a Bosch four ring hob with matching extractor above, incorporated oven. The counter top features a tiled backsplash.

### Reception Room

14'9" x 11'5"

Spacious dual aspect room with pleasant outlook onto the front garden, a front and side aspect window allowing natural light, ceiling coving and an electric wall mounted radiator.

### Bedroom

8'6" x 10'9"

Front aspect double bedroom with a double glazed window, ample space for freestanding wardrobes, wall mounted electric heater.

### Communal Garden & Parking

Fully wall enclosed car park with an allocated car parking space, directly outside communal entrance then into flat. bin store at the front.

### Disclaimer

Direct Moves Estate Agents make no representations or warranties regarding the accuracy, completeness, or reliability of the property details provided. These details are for informational purposes only and should not be relied upon in any way. The information is not intended to form part of any contract and does not constitute an offer or guarantee by Direct Moves.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Local Authority  
Council Tax Band **B**  
EPC Rating

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 here can have varied and its guarantee as to their operation or condition can be given. Made with Metreapp 0.0208

**Direct Moves Estate Agents Office**

9 Westham Road  
Dorset  
Weymouth  
DT4 8NP

**Contact**

01305 778500  
sales@directmoves.com  
<https://directmoves.com/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

