

Connells

Swanbridge Court London Road
DORCHESTER

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DORCHESTER DT1 1NF

for sale
£80,000







Property Description

A well-presented one-bedroom first floor retirement apartment, conveniently situated within the popular Swanbridge Court development close to Dorchester town centre and its excellent range of amenities. The accommodation comprises a bright sitting room, fitted kitchen, spacious double bedroom and shower room. Residents benefit from attractive communal facilities and gardens, creating a welcoming and secure environment. Offered as an ideal retirement home in a sought-after location.

First Floor

Entrance Hall

The front door leads into the entrance hall with an airing cupboard, the consumer board and with doors leading to the open plan lounge / dining room /kitchen, the bedroom and the wet room.

Open Plan Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room with a double glazed window, a television aerial socket, a telephone point, an electric fire in a fireplace surround, an electric radiator and a doorway leading into the fitted kitchen.

Kitchen

A doorway from the open plan lounge / dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over and with plumbing for a washing machine/dishwasher.

Bedroom

A door from the entrance hall leads into the bedroom with a double glazed window, an electric radiator, a telephone point and built in wardrobes.

Wet Room

A door from the entrance hall leads into the wet room with a WC, a wash hand basin and an extractor fan.

Communal Facilities

There is access to the residents lounge, residents parking, communal laundry facilities, a guest suite upon reservation and all residents can enjoy the well maintained landscaped communal gardens with mature shrubs and trees perfect for sitting out in the sunshine!

Agents Note

The property is for persons aged 60 and above.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.














Miele





Total floor area 41.2 m² (443 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

Connells

To view this property please contact Connells on

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E Dorchester@connells.co.uk

3 High West Street
DORCHESTER DT1 1UH

EPC Rating: C

Council Tax Band: B

Service Charge: 3467.00

Ground Rent: 429.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309856

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.