Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

1, Barnes Lodge Wessex Road, Dorchester, Dorset, DT1 2FH

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Barnes Lodge

Barnes Lodge is a delightful development of 40 one and two bedroom apartments located in the historic town of Dorchester. The nearby bustling high street is home to a number of specialist shops, boutiques, restaurants, coffee shops and high street chains with a Sainsbury's close by.

The Dorset County Hospital is a short walk away with a number of pharmacies available on the high street.

Barnes Lodge is ideally located with access to regular bus routes, a short walk to Dorchester West and South train stations offering services to Weymouth, Bristol Temple Meads, Gloucester and London Waterloo.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

There is also a Wellbeing Suite.

Barnes Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Barnes Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Barnes Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.

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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Welcome to Barnes Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment. The property is presented in good order throughout and is conveniently located for the Owners Lounge, Wellbeing Suite and Entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private patio area with lovely views of the communal gardens and a bay window provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob with extractor hood over, washer/dryer, fridge and freezer.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and ample additional fitted furniture. A window keeps this lovely bedroom bright and light.

The Shower Room offers a large curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Barnes Lodge!

Features

- One bedroom ground floor apartment
- Modern fitted kitchen with integrated appliances
- Close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar
- Owners Wellbeing Suite
- 24-hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 31st May 2027): £3,612.90 per annum.

Ground Rent: £644.44 per annum. To be reviewed April 2028.

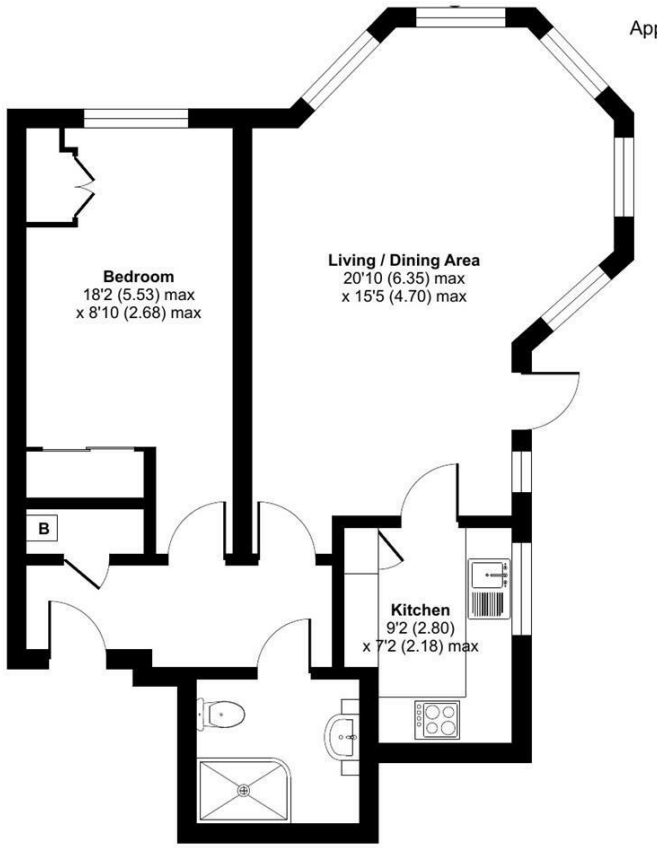
Council Tax Band D

125 year Lease commencing May 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, air source heating for the apartment and communal areas, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: C



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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