



London Road  
Dorchester, DT1 1WY

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# London Road

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- One Bedroom Apartment
- Pets Allowed
- Available to purchase 100% or 65%
- Parking Space Available to Purchase
- 24/7 Emergency Call System
- On-Site House Manager
- Communal Lounge and Garden
- Over 60's
- Close Proximity to Town Centre
- Communal Lift





**\*\*\*MOTIVATED SELLERS DUE TO FINDING ONWARD PURCHASE\*\*\***

We welcome to the market this **CHARMING ONE BEDROOM** retirement apartment that is set within a **MODERN AND WELL-MAINTAINED DEVELOPMENT** on London Road, Dorchester. Available to purchase as a 65% share, or 100% share. Designed to offer comfort, independence, and peace of mind, the property enjoys lovely **COUNTRYSIDE VIEWS** and benefits from a range of **ON-SITE FACILITIES**. **PETS ARE WELCOME** with permission, and a **PARKING SPACE** is available to purchase separately if required.



Inside, the apartment has a welcoming layout with a bright and spacious reception room that provides plenty of space for both living and dining. The large windows allow natural light to fill the room and frame pleasant views of the surrounding countryside. The modern fitted kitchen offers a practical and attractive space with contemporary units and integrated appliances. The generous double bedroom leads through to a separate dressing room, providing excellent storage, while the stylish shower room is fitted with modern, accessible fixtures.

The development itself is beautifully maintained, offering a friendly and secure environment with communal facilities that encourage a sense of community. To the rear, there is a lovely communal garden area where residents can relax and enjoy the outdoors. A lift serves all floors for ease of access, and the property's location provides convenient access to local shops, amenities, and transport links within Dorchester.



## London Road, Dorchester, DT1

Approximate Area = 569 sq ft / 52.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1380765

**Reception Room**  
21'7" max x 11'8" max (6.58 max x 3.58 max)

**Bedroom One**  
14'4" max x 9'1" max (4.37 max x 2.79 max)

**Kitchen**  
7'10" x 7'3" (2.39 x 2.21)

### Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

This property is on a lease of 999 years that commenced on 01/01/2021 there is no ground rent on the property and the service charge is £3,065 per annum this does include water and insurance. There are no pet or let restrictions on this property. McCarthy and stone can advise any prospective buyers regarding what the local council can help with around service charge and rent.

Property type: Retirement Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

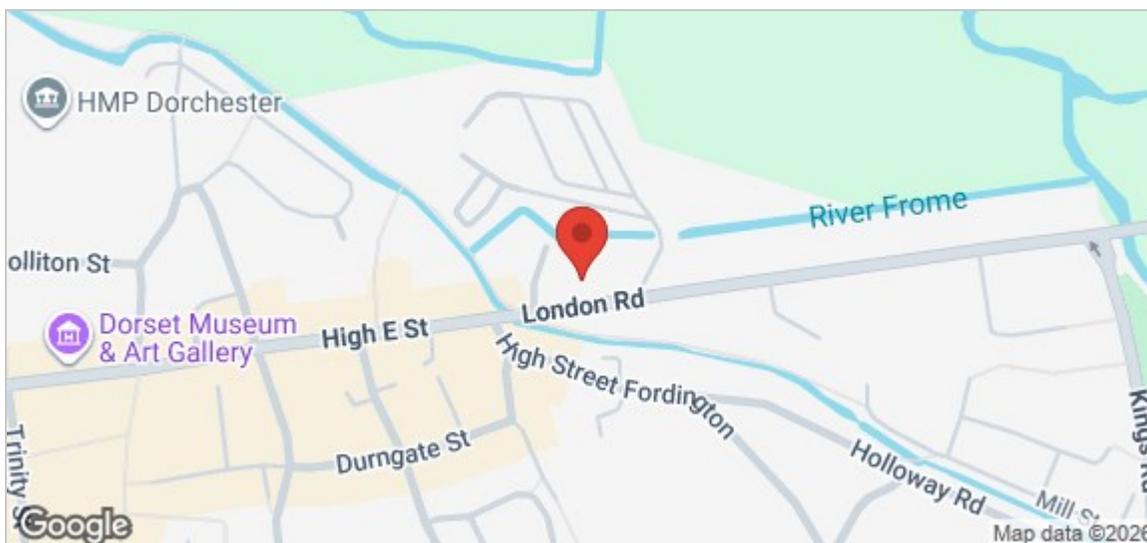
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

### Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Shared Ownership

Please note, the advertised figure is for a 65% share. 100% is also available to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	