



Connells

Culliford Court Culliford Road North
Dorchester



Property Description

Set within the popular retirement development close to the heart of Dorchester, this one bedroom ground floor apartment offers comfort, convenience and community. The apartment features a favourable living and dining room with doors opening onto a private south facing balcony - the perfect spot for al-fresco dining in the sunshine. The property benefits from a modern fitted kitchen, with a variety of wall and base units, along with a double bedroom which includes built-in wardrobes and a bathroom to enjoy. The property being located on the ground floor offers excellent accessibility throughout and is a wonderful opportunity to enjoy independent living within a welcoming retirement community.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a storage cupboard and doors leading to the open plan lounge / dining room, the bedroom and the shower room.

Lounge / Dining Room

17' 6" x 14' 7" (5.33m x 4.45m)

A door leads from the entrance hall into the open plan lounge / dining room with new electric fire in a fireplace surround, a television aerial socket, a telephone point, a pair of doors leading into the kitchen, a double glazed window to the side aspect and a door leading onto the balcony with views over the communal gardens.

Balcony

A door leads from the open plan lounge / dining room onto the south facing balcony which overlooks the well maintained communal garden.

Kitchen

12' 8" x 8' 9" (3.86m x 2.67m)

A pair of doors lead from the open plan lounge dining room into the fitted kitchen with a range of wall and base units with worksurfaces over, a sink, an electric hob, an integrated freezer, space for a fridge freezer and a double glazed window to the side aspect.



Bedroom

12' 8" x 8' 9" (3.86m x 2.67m)

A door leads from the entrance hall into the bedroom with a double glazed window to the side aspect and built in wardrobes.

Shower Room

A door leads from the entrance hall into the tiled shower room with a walk in shower cubicle, a WC, a wash hand basin, an extractor fan and the airing cupboard housing the electric boiler.

Communal Facilities

Culliford Court benefits from a communal lounge, a lift to all floors, a refuse room and a house manager.

Communal Gardens

Culliford Court enjoys extensive and well maintained communal gardens which can be enjoyed from the lounge, the balcony and the bedroom of this apartment.

Parking

Residents parking is available for an annual fee.

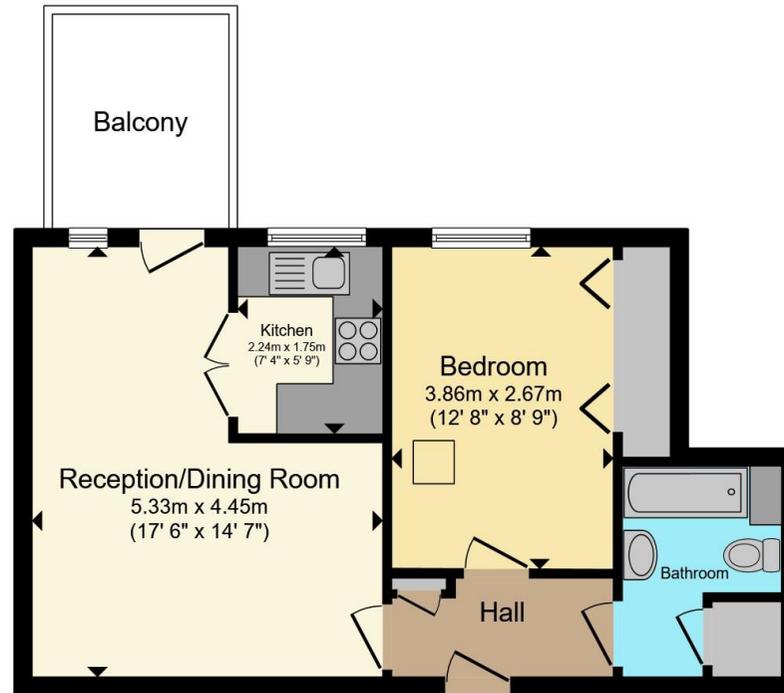
Agents Note

The property is age restricted and are 55 years of age and above.









First Floor

Total floor area 42.8 m² (461 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



To view this property please contact Connells on

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3 High West Street
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EPC Rating: B Council Tax
 Band: C

Service Charge:
 4170.00

Ground Rent:
 395.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309619

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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