

High West Street

Dorchester, DT1 1UQ

1 1 1 C

Guide Price
£70,000 Leasehold

Hull Gregson Hull

High West Street

Dorchester, DT1 1UQ

- One Double Bedroom Retirement Apartment
- Well-Proportioned Open-Style Living Area & Fitted Kitchen
- Desirable Central Town Location
- Neutrally-Decorated Fitted Shower Room
- Light & Airy Accommodation
- 24 Hour Emergency Appello Call System
- Close to Local Transport Links
- Over 55s Only
- Residents' Lounge & Communal Laundry
- Lift Access To All Floors

















Presented to the market with no onward chain, this well-presented one double-bedroom retirement apartment enjoys a desirable top-floor position within this popular town-centre development. Available to residents aged 55 and over, the property offers comfortable and well-proportioned accommodation, together with the convenience of lift access to all floors, on-site residents' parking and communal gardens. Its central location also places a range of everyday amenities and local facilities within easy reach, making this an appealing option for those looking for a convenient and low-maintenance lifestyle.

Homechester House was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over four floors, with each floor served by a lift. Residents benefit from the services of a Visiting Development Manager, who can be contacted from various points within the development in the event of an emergency. Outside of the manager's working hours, a 24-hour Appello emergency call system provides additional reassurance and peace of mind.



The apartment itself is approached via an entrance hall, where you benefit from two large storage cupboards, leading through to the spacious lounge and dining area, kitchen, double bedroom and shower room. The lounge provides a particularly welcoming space, with plenty of room for comfortable seating and dining furniture and benefits from a southerly aspect, allowing copious amounts of natural light to flood the space and creating a warm, inviting room to relax. The open-style arrangement allows the living area to flow naturally through to the kitchen, while a feature fireplace creates an attractive focal point within the room.

The kitchen is neatly fitted with a range of modern-style white wall and base units, complemented by contrasting grey work surfaces. Its position directly off the living area makes it both practical and sociable, while still providing a defined space for food preparation.

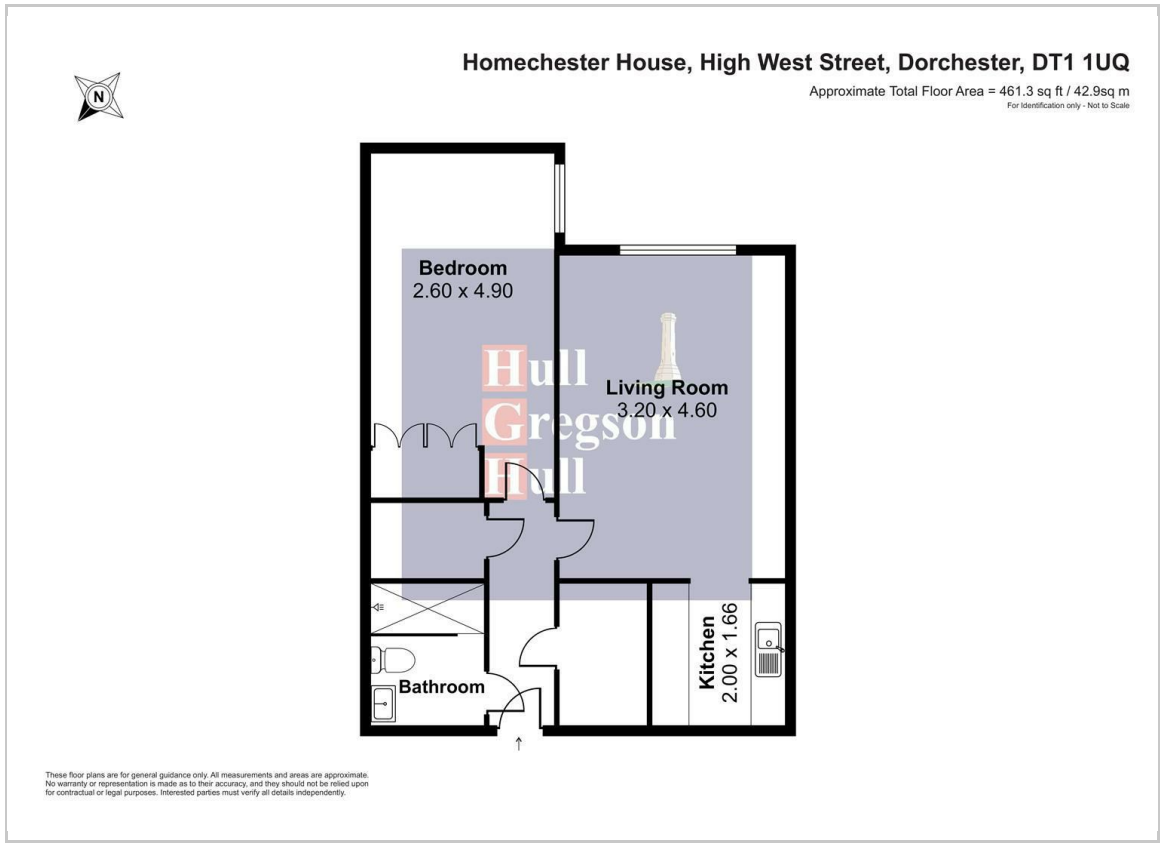
The double bedroom is generously proportioned and offers ample room for a full bedroom suite. Built-in storage provides useful additional wardrobe space, while the window allows plenty of natural light into the room and enhances the bright and comfortable feel.

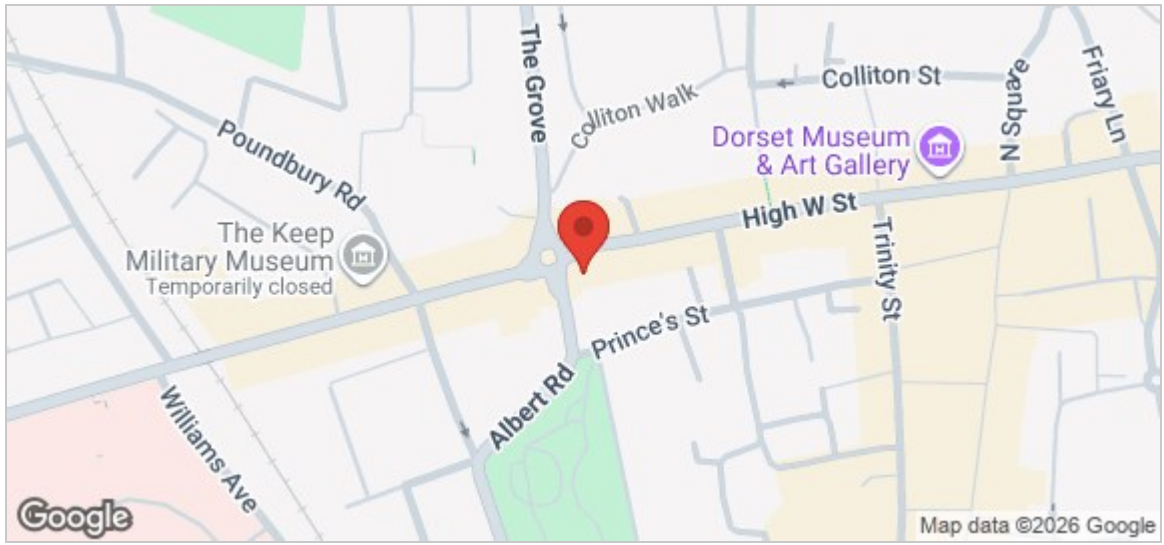


Completing the accommodation is a modern, neutrally decorated shower room, fitted with a corner enclosed shower cubicle, WC and wash-hand basin with useful storage beneath.

Residents also enjoy access to a communal laundry room, with use included within the maintenance charge, together with well-maintained communal gardens providing an attractive outdoor space. The development further benefits from unallocated on-site residents' parking, adding another layer of convenience.

With its top-floor position, lift access, on-site parking, town-centre setting and no onward chain, this apartment offers an excellent opportunity for those seeking a comfortable retirement property with the added reassurance and facilities associated with a McCarthy & Stone development. An internal viewing is highly recommended to fully appreciate the accommodation and the lifestyle on offer.





Lounge

15'1" x 10'5" (4.60 x 3.20)

Kitchen

6'6" x 5'5" (2.00 x 1.66)

Bedroom

16'0" x 8'6" (4.90 x 2.60)

Bathroom

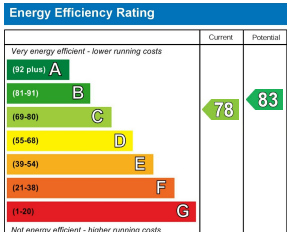
Dorchester Additional Information

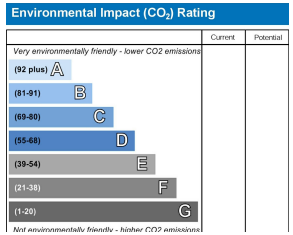
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. We are advised that the lease has approximately 56 years remaining and was set up when the building was originally constructed in 1985. The vendors inform us that the annual service charge is approximately £4,448.72 per annum (paid in two amounts and the ground rent is approximately £ 427.06 per annum (payable in two amounts). Long Lets are allowed, holiday lets are not. Pets are on a permission first basis.

Property type: 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.





173 Bridport Road, Poundbury, Dorset, DT1 3AH
Tel: 01305 605 000 | Email: dorchester@hgh.co.uk | Web: www.hgh.co.uk