



Connells

Cornwall Road
Dorchester



Property Description

This attractive one-bedroom flat enjoys a superb position on sought-after Cornwall Road, offering delightful views overlooking the beautiful Borough Gardens and easy access to Dorchester town centre and its excellent range of amenities.

The accommodation is well presented throughout and comprises a bright and spacious living room, a fitted kitchen, a generous double bedroom and a bathroom. Large windows allow plenty of natural light to flood the property, while the outlook across Borough Gardens provides an enviable setting.

A particular benefit of the property is the allocated parking space to the rear, a valuable feature for a town centre home. Ideal for first-time buyers, investors or those seeking a conveniently located home, this appealing flat combines comfortable living with a prime central location.

2nd Floor

Entrance Hall

The front door leads into the entrance hall with a door to a larder previously used to house a fridge and a microwave, access to the loft which is the responsibility of all the flats and doors leading to the lounge, the bedroom, the kitchen and the bathroom.

Lounge

A door from the entrance hall leads into the lounge with a double glazed window to the rear aspect, a radiator and a feature fireplace which is not currently in use.

Kitchen

A door from the entrance hall leads into the kitchen with a range of wall and base units with worksurfaces over, a sink and drainer, an electric induction hob and oven with a cooker hood over, a radiator and a single glazed window to the front aspect.

Bedroom

A door from the entrance hall leads into the bedroom with a single glazed window to the front aspect with secondary glazing, fitted wardrobes and a radiator.

Bathroom

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, the gas boiler, a radiator, a bath with a shower above and a single glazed window to the front aspect.

Parking

The property benefits from one allocated parking space.

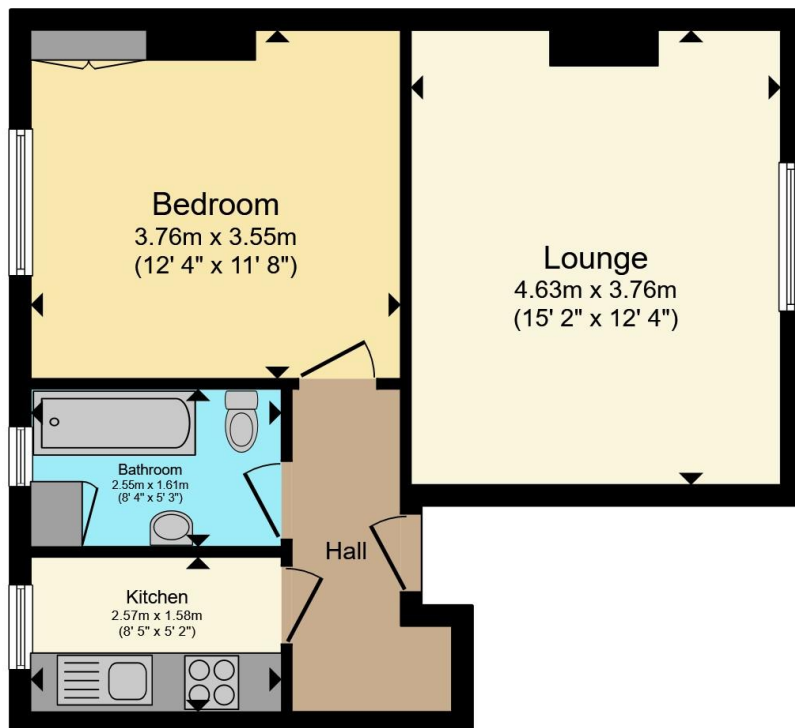
Agents Note

The property is being sold with a share of the Freehold.
No Pets are allowed and no Air BNB use.

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.





Total floor area 44.4 m² (478 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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3 High West Street
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EPC Rating: C Council Tax
Band: A

Service Charge: 600.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309802

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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