



Instinct Guides You



Victoria Court, Cambridge Road, Dorchester £90,000

- No Onward Chain
- Ground Floor Apartment
- In Need Of Modernisation
- Close to Hospital, Town Centre & Local Shops
- Allocated Parking
- One Double Bedroom



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Located in the centre of Dorset's historic county town, the accommodation includes a bright and airy living room, kitchen, double bedroom, and a shower room. Additional features include an allocated parking space and no onward chain. While the property would benefit from modernisation, it provides excellent scope to add value and generate strong rental returns.

The flat is ideally positioned within walking distance of Dorset County Hospital, both Dorchester South and West train stations, and a range of shops, cafes, and local amenities—making it highly appealing to professional tenants and commuters alike.

Dorchester is a vibrant and growing market town, rich in history and well-connected—famously inspiring Thomas Hardy's fictional 'Casterbridge'. The area continues to see strong rental demand with this property likely reaching a 9.7%* yeild thanks to its central location and excellent transport links.

Early viewing is highly recommended.

Room Dimensions

Lounge 12'7" x 9'9" (3.86 x 2.99)

Kitchen 8'9" x 6'0" (2.68 x 1.84)

Bedroom 9'2" x 8'9" (2.80 x 2.68)

Bathroom 6'2" x 5'11" (1.90 x 1.82)

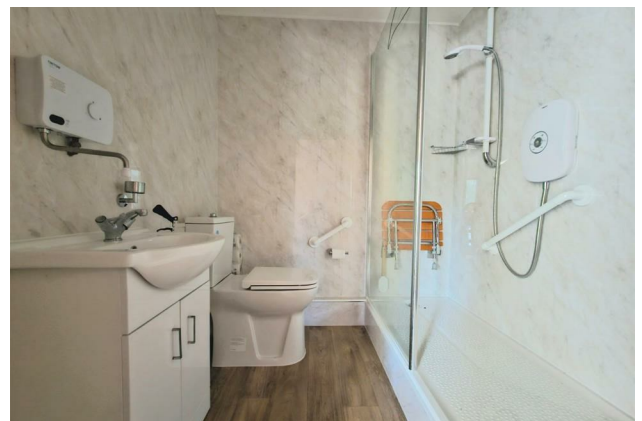
Lease & Maintenance Information

The vendor informs us that there is a 999 year lease which commenced in 1986, service charge is £185.23 per quarter.

We recommend these details are checked by a solicitor before incurring any costs.

Agents Notes*

This is based on the likely cost for the upgrade and the rent being achieved of £850pcm.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.