



**Connells**

Salisbury Mews  
Fordington Dorchester





### Property Description

Situated just a short walk from Dorchester Town Centre in the popular Fordington area lies this one bedroom ground floor flat. The property has been recently refurbished to a high standard and comprises a modern kitchen, lounge-diner, double bedroom, shower room and storage space. There is the added bonus of an allocated parking space and access to communal gardens with a southerly aspect.

### Ground Floor

#### Entrance Hall

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

#### Lounge

12' 2" x 9' 10" ( 3.71m x 3.00m )

A door leads from the entrance hall into the lounge with a double glazed window to the rear aspect, a telephone point, a television aerial socket, a radiator and a pair of sliding doors that lead into the modern fitted kitchen.

#### Kitchen

9' 7" x 6' 2" ( 2.92m x 1.88m )

Sliding doors from the lounge lead into the modern fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, space for an electric cooker, plumbing for a washing machine and a double glazed window to the front aspect.



### **Bedroom**

9' 2" x 8' 7" ( 2.79m x 2.62m )

A door leads from the entrance hall into the bedroom with a radiator and a double glazed window to the rear aspect.

### **Shower Room**

9' 6" x 3' 4" ( 2.90m x 1.02m )

A door leads from the entrance hall into the shower room with a double glazed window to the front aspect, a shower cubicle, a WC and a wash hand basin.

### **Outside Space**

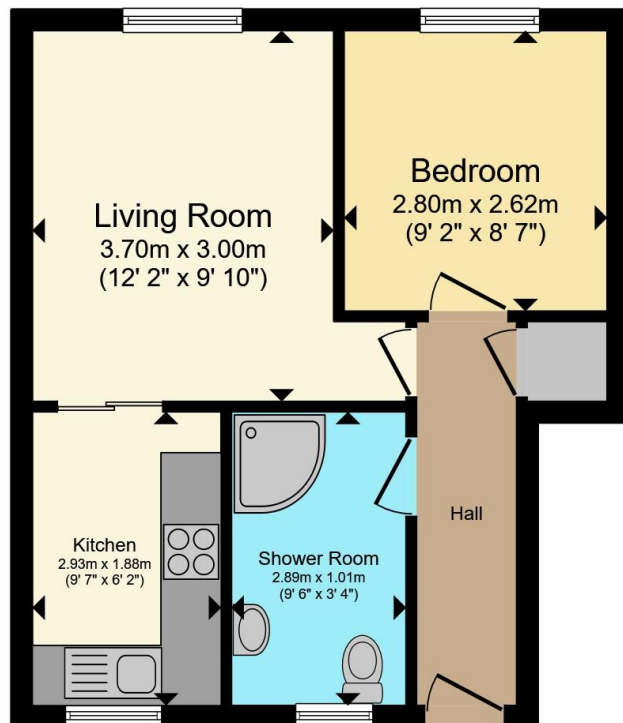
### **Parking**

The property benefits from an allocated parking space.

### **Agents Note**

We are advised that there is gas available at the property, although this is not currently connected.





Total floor area 35.8 m<sup>2</sup> (385 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](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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3 High West Street  
DORCHESTER DT1 1UH

EPC Rating: D Council Tax  
Band: A

Service Charge:  
1016.00

Ground Rent:  
25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309496](http://connells.co.uk/Property/DCH309496)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 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.

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