PARKERS

01305 340860

Independent Property Consultants and Valuers







London Road, Dorchester

Asking price £69,950

OFFERED WITH NO FORWARD CHAIN, 16 Swanbridge Court is a delightful, bright and airy one-bedroom first-floor retirement apartment, exclusively available for residents aged 60 and over. This well-appointed property faces south-west, offering views over the river towards High West Street. The apartment is well equipped with pull cords for safety, an intercom system for easy access and added security. Accommodation includes a large bedroom with storage, kitchen, living room and bathroom. EPC rating C.

Flat 16, Swanbridge Court London Road, Dorchester, DT1 1NF

Situation
Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.

Entrance
Secure communal entry leads to apartment 16 via stairs or a resident lift to the first floor.

Apartment 16
The front door opens into the main entrance hall, where the entry intercom system is located, with doors providing access to all rooms. Additionally, there is a useful deep walk-in utility and storage cupboard accessed from the hall. This space houses the electrical fuse board, digital electricity meter, and an efficient Ariston hot water tank.

Living Room/Diner
A wonderful light and airy living space benefiting from a sunny south-west-facing aspect. The room features an electric storage heater and is complemented by classic high Artex ceilings. An opening provides direct access to the kitchen, enhancing the practicality and thoughtful layout of the apartment.

Kitchen
A functional kitchen comprises integrated high- and low-level fitted storage cabinets with work surface over, incorporating a stainless steel sink with a built-in drainer. Dedicated spaces are provided for freestanding appliances, including an electric cooker positioned beneath a fitted Hotpoint extractor hood and a freestanding fridge/freezer. The room is finished with partially tiled walls and lyno tiled flooring.

Bedroom
A spacious double bedroom boasting a built-in wardrobe complete with mirrored doors. The room is warmed by Dimplex electric heating and features a double-glazed window overlooking the river and town.

Shower Room
Serving the apartment is a shower room featuring a step-in shower cubicle with an electric Mira shower, a WC, a wash hand basin with vanity storage below, a dedicated shaver point, an electric heated towel rail, and an extractor fan.







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Agents Notes
The lease term is 125 years from 1 February 1989.
Please note that there is an annual service charge of £3,500.00.
There is also an annual ground rent charge of £428.82 payable to the management company McCarthy & Stone Limited.

Flood Risk
Enquire for up-to-date details or check the website for the most current rating.
https://check-long-term-flood-risk.service.gov.uk/risk#

Services
Mains electricity, water and drainage are connected.
Electric central heating.

Local Authorities
Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Mobile and Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.
Mobile phone service varies dependent upon your provider.
For up-to-date information please visit: https://checker.ofcom.org.uk

Stamp Duty
Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro



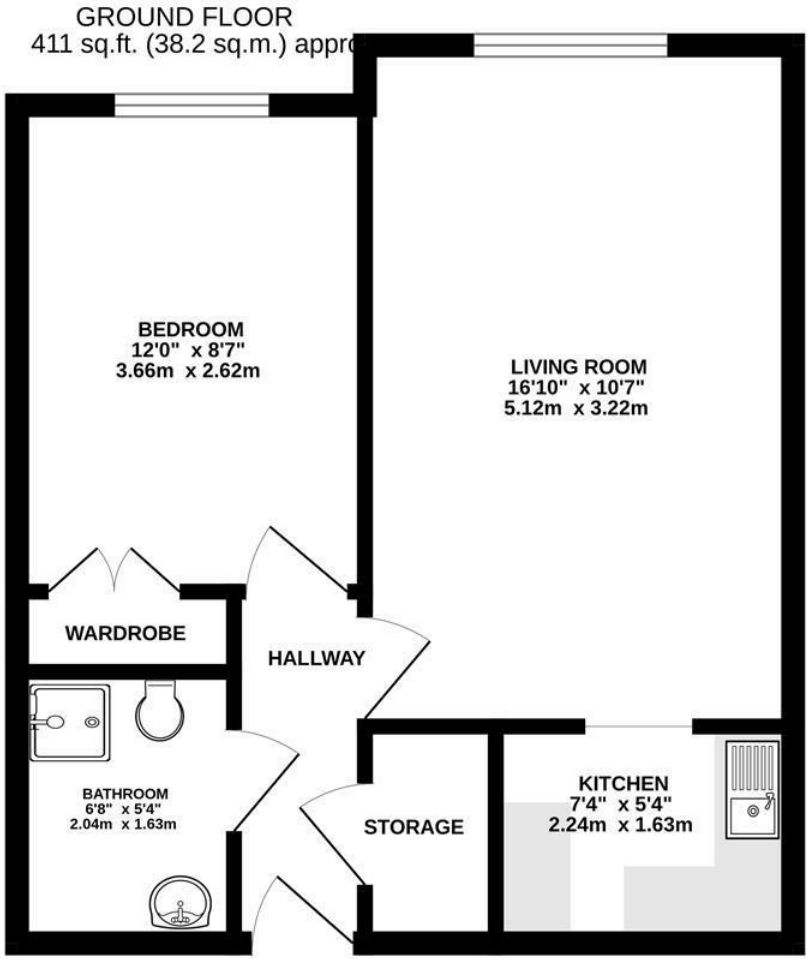




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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

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TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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