



High West Street, Dorchester, DT1 1

Offers Over £170,000

Meyers Estates Poundbury

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- One Double Bedroom
- Second Floor Grade II listed Apartment
- Large / Spacious Rooms
- Modern Bathroom
- Allocated parking
- No Forward Chain
- Electric Central Heating
- Character Features
- Share Of Freehold
- Well Located For Dorchester Town Centre & County Hospital

Situated within an attractive Grade II listed character building, this one large double bedroom, second floor apartment is offered with a share of freehold and enjoys an excellent central Dorchester location, ideally positioned for Dorchester Town Centre, its amenities, and transport links.

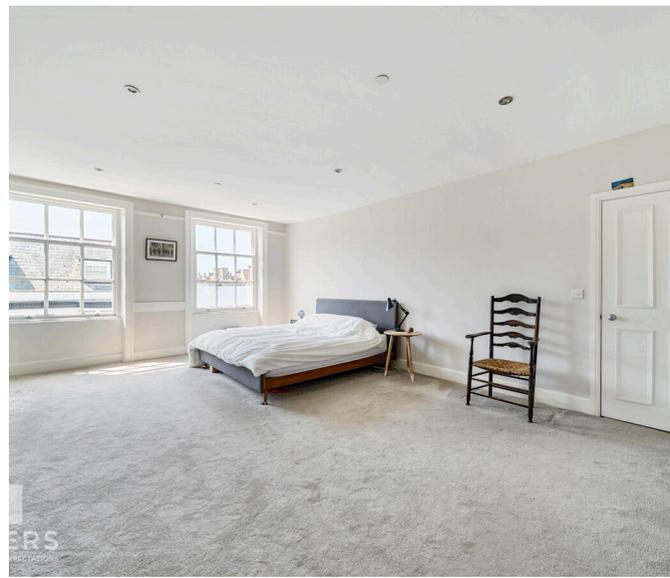
The apartment is accessed via a well-maintained communal entrance and occupies a peaceful second-floor position. Internally, the accommodation is well-proportioned throughout, beginning with a spacious lounge-dining room that provides ample space for both seating and dining areas. This inviting living space showcases character features in keeping with the historic nature of the building, creating a warm and charming atmosphere ideal for everyday living or entertaining.

The large double bedroom offers generous proportions and comfortably accommodates bedroom furniture, making it an ideal main bedroom. The property is further complemented by a modern bathroom, fitted with a contemporary suite including a bath and separate shower/wet room area, offering both practicality and style.

Additional benefits include electric central heating, allocated parking, and the advantage of being offered with no forward chain, allowing for a smooth and straightforward purchase. The building itself is set within a desirable and well-established location, just moments from Dorchester's shops, cafés, restaurants, and cultural attractions, as well as nearby rail links and scenic countryside walks.

12 Stratton House represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a character apartment in a highly convenient and sought-after town centre setting.

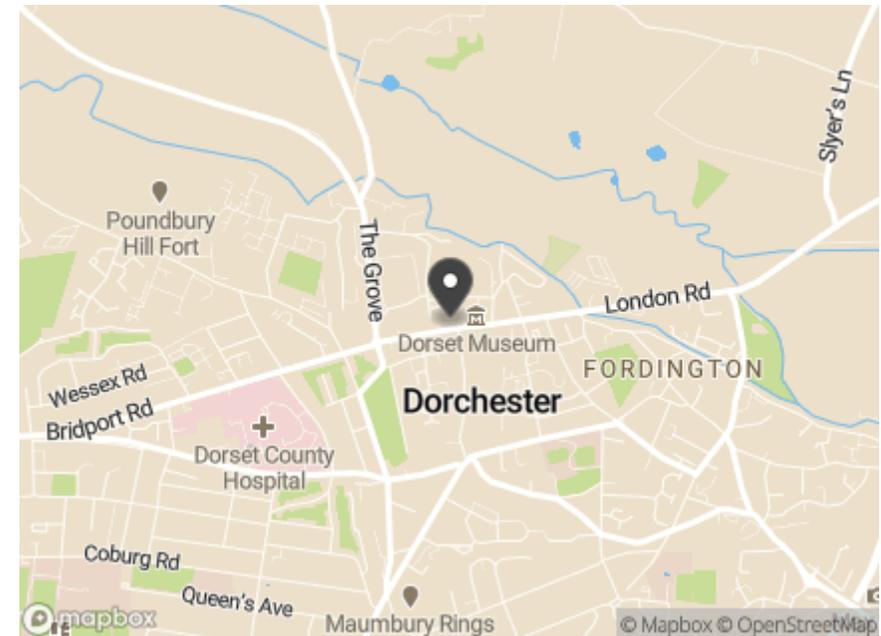






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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