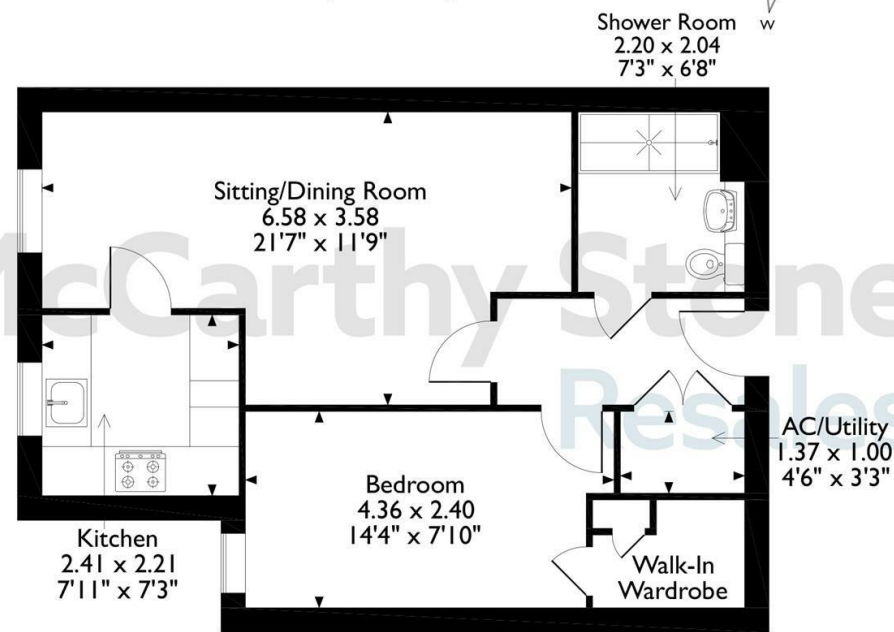


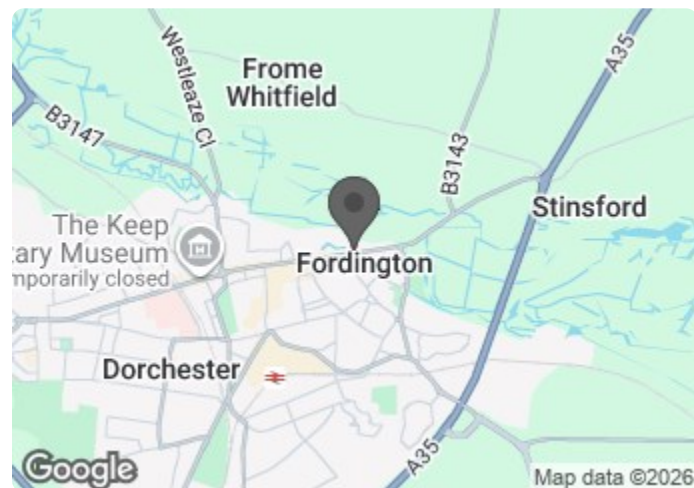
Casterbridge Court, Flat 17, 32, London Road, Dorchester  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**17 Casterbridge Court**

32 London Road, Dorchester, DT1 1WY



**Asking price £179,750 Leasehold**

Located on the first floor, this well presented, one bedroom retirement apartment is positioned close by to the lift that serves all floors. - PART EXCHANGE AVAILABLE -  
\*Owned Parking Space\* \*Pet Friendly\* \*Energy Efficient\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Casterbridge Court, London Road, Dorchester

## Casterbridge Court

At our Retirement Living development, Casterbridge Court, you can own your own apartment just minutes from this bustling market town centre. Having first been settled in prehistoric times, Dorchester has a fascinating history, with some of the country's best preserved Roman ruins.

Casterbridge Court's beautiful design combines seamlessly with practicality to make your life easier, from ample storage to raised sockets and appliances. For socialising with your fellow homeowners, there is a cosy communal lounge as well as wonderfully landscaped gardens.

Safety, security and accessibility are of utmost importance to us. If you have an issue, the House Manager will be available during office hours and there is a 24/7 call system for emergencies. A camera entry system ensures security throughout the development, and lifts to all floors makes the development fully accessible to all.

It's so easy to make new friends and to lead a busy and fulfilled life at Casterbridge Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

## The Local Area

A wealth of amenities sit on the doorstep of Casterbridge Court. Within a 15-minute walk you can reach the local supermarket, medical centre, pharmacy, fitness centre and library, as well as various banks, shops, cafes, pubs and restaurants. The town is also served by a great bus service, as well as two train stations.

For a spot of shopping or to catch up with friends, head to Brewery Square. The historic Dorchester Brewery site has been converted into a cosmopolitan hub of eateries, leisure facilities and independent businesses. Enjoy great food, fabulous shopping and spectacular events in this cultural and retail hotspot.

Dorchester's many museums lead you from the prehistoric era to modern day. The Terracotta Warriors Museum, the Dinosaur Museum, The Roman Town House and The Keep Military Museum are just some of the many fascinating museums and sites the town has to offer.

If you like a good mystery, Maumbury Rings is a must see. Having stood for nearly five thousand years, the original function of this monument is still unknown, although several theories do exist. Come and discover the henge for yourself and put your own theory to the test. And, in summer, enjoy one of the many free music events hosted there, including the Dorchester Arts Festival, battle re-enactments and even open air performances of Shakespeare.

## No.17

Located on the first floor, this well presented, one bedroom apartment is positioned close by to the lift that serves all floors. The accommodation comprises; a good sized living room, modern

kitchen with integrated appliances, double bedroom with walk in wardrobe, and a modern bathroom with walk in shower.

## Shared Ownership Scheme

No.17 is offered for sale via the shared ownership scheme, whereby 65% to the full 100% can be purchased (£179,750 being the full 100% price and £115,000 being 65%) the rent payable on the 35% not owned is £357.50 per month from 01/04/26 - 01/04/2027. Shared ownership buyer eligibility criteria can be found at "homereach.org.uk/general-eligibility"

## Entrance Hall

Solid Oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Walk-in utility cupboard with washer/dryer, light, shelving, Gledhill boiler supplying hot water and 'Vent Axia' heat exchange unit.

## Living Room

A welcoming 'L' shaped room with far reaching views. Telephone and TV points.

## Kitchen:

Luxury soft white gloss-fronted fitted units with under unit lighting, contrasting worktops with matching upstands and incorporating an inset sink/drainage unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with a contemporary glass splash panel and stainless steel extractor hood over, waist-level oven and concealed fridge & freezer.

## Double Bedroom

With a triple glazed window. Walk in wardrobe with hanging and shelving space.

## Shower Room

A modern facility with white sanitary ware comprising; easy-access walk-in shower with glazed enclosure, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard units below and work surface over, mirror and shaver point above. Ladder radiator and extensively tiled walls and floor.

## Parking

No.17 has the added benefit of it's own parking space.

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Buildings insurance, water and sewerage rates

# 1 Bed | £179,750

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,068.18 per annum (up to financial year end 28/02/2027).

## Lease:

999 Years from 01/01/2021  
No ground rent payable.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Part Exchange

Part Exchange couldn't be simpler. When you've chosen your perfect property, our Part Exchange team will buy your existing property. So, you can relax knowing that your property sale is guaranteed.

There's no need to worry about chains, dealing with estate agents, paying their fees or worrying about the sale falling through. Plus, there's no need to move out and move in all on the same day as you retain access to the property you sell for up to two weeks following completion on your McCarthy Stone property. So, you have the freedom and flexibility to move at your own pace.

It doesn't even matter if you are 'downsizing'. We offer a unique opportunity to still part exchange even if your current home is worth more than one of our properties.

Part exchange really is simple and there's no obligation to accept the offer.

