

Barnes Lodge, Wessex Road

Dorchester, DT1 2FH

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Asking Price
£110,000 Leasehold

Hull Gregson Hull

Barnes Lodge, Wessex Road

Dorchester, DT1 2FH

- Well Presented First Floor Retirement Apartment
- Exclusive Owners' Lounge, Vibrant Social Calendar & Communal Laundry Room
- Lodge Manager Available Five Days A Week With Guest Suite For Visiting Family & Friends
- Wellbeing Suite Promoting An Active & Healthy Lifestyle
- Contemporary Fitted Kitchen With Integrated Appliances
- 24-hour Careline System Providing Complete Peace Of Mind
- Excellent Location in Central Dorchester
- Apartment in Excellent Condition
- Lift Access To All Floors
- No Onward Chain

















WELL PRESENTED and PERFECTLY POSITIONED, this EXCEPTIONAL FIRST FLOOR RETIREMENT APARTMENT offers the ideal balance of independence, comfort and community living. The apartment also benefits from a spacious living room, modern fitted kitchen with integrated appliances, generous double bedroom and excellent storage throughout.

Residents enjoy exclusive access to an elegant Owners' Lounge, Wellbeing Suite, 24-hour Careline system, Communal Laundry Facilities, Lodge Manager and Guest Suite for visiting family and friends. Ideally located within a short stroll of Dorchester town centre, Dorset County Hospital and excellent transport links, Barnes Lodge offers a relaxed, secure and low-maintenance lifestyle in one of the area's most desirable retirement developments.

Please note the heating costs are INCLUSIVE within the annual service charge.

Entering the apartment, you are welcomed by a spacious entrance hallway that immediately creates a feeling of light and practicality, complete with a generous walk-in storage cupboard providing excellent everyday convenience.



Positioned to the front of the apartment is the beautifully proportioned living room, offering ample space for both lounge and dining furniture. The feature electric fireplace creates an attractive focal point, in addition the large windows allow natural light to pour into the room.

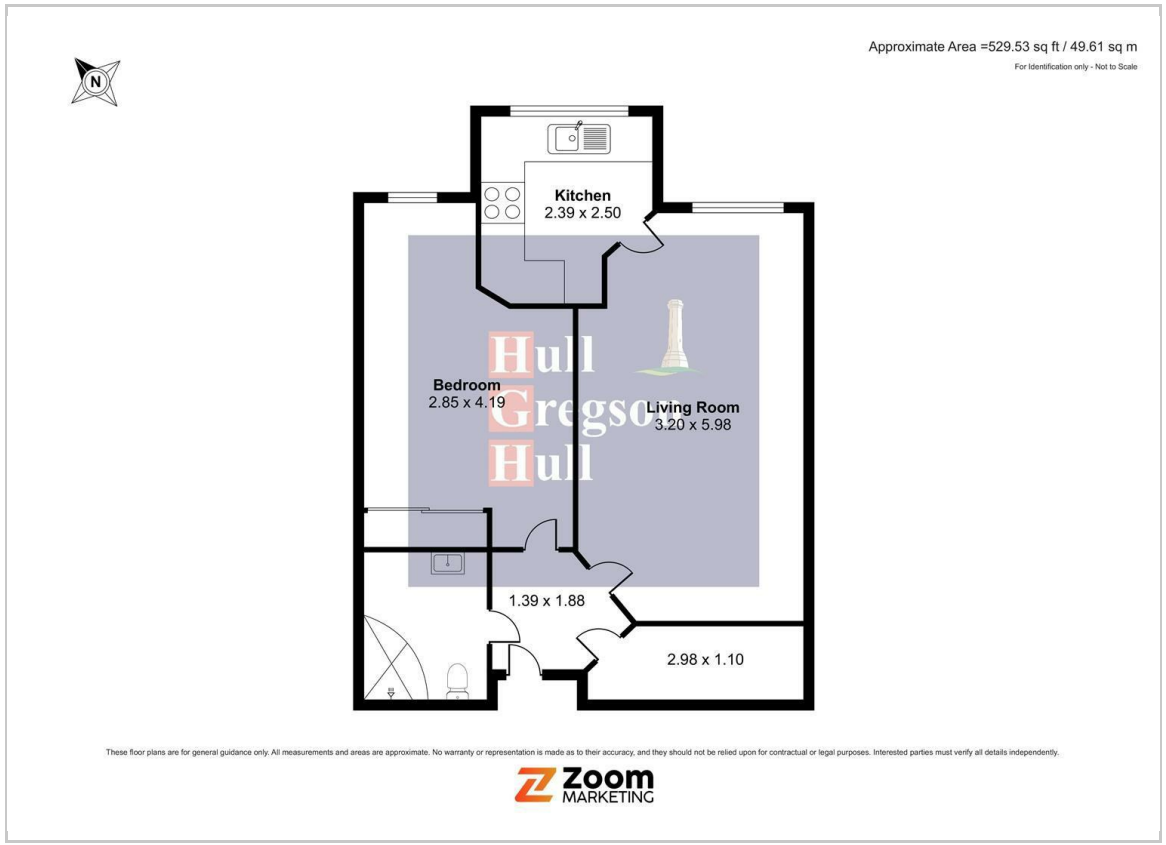
Leading directly from the living room is the contemporary fitted kitchen, thoughtfully designed with a range of modern wall and base units complemented by integrated appliances and generous worktop space, making meal preparation both practical and enjoyable.

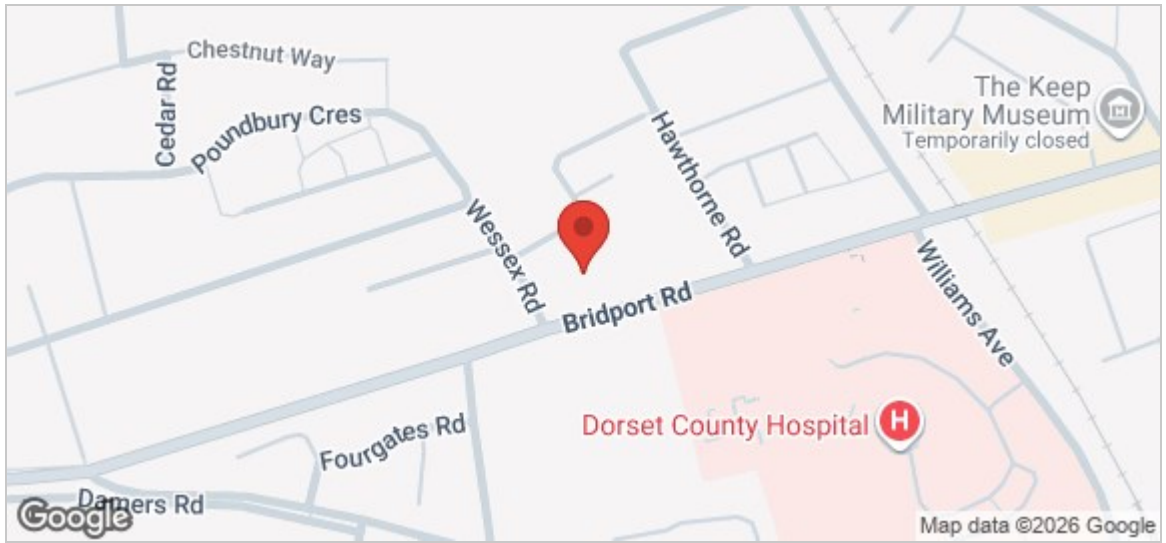
The double bedroom provides a peaceful retreat, benefitting from a built-in mirrored wardrobe together with plenty of additional space for further bedroom furniture if desired. A large window ensures the room remains bright and welcoming throughout the day.

Completing the accommodation is the well-appointed shower room, fitted with a spacious walk-in shower, WC, wash hand basin with vanity storage beneath and a heated towel rail, all designed with comfort and ease of use in mind.



Beyond the apartment itself, Barnes Lodge offers an outstanding lifestyle with beautifully maintained communal areas, an elegant Owners' Lounge and coffee bar, Wellbeing Suite, Guest Suite for visiting family and friends, a dedicated Lodge Manager available five days a week and a 24-hour Careline system providing reassurance and peace of mind. Situated within easy walking distance of Dorchester's bustling town centre, residents can enjoy a wealth of shops, cafés, restaurants, healthcare facilities and excellent transport connections, making this a wonderful opportunity to embrace secure, sociable and low-maintenance retirement living.





Entrance Hallway
6'2" x 4'6" (1.88 x 1.39)

Living Room
19'7" x 10'5" (5.98 x 3.20)

Kitchen
8'2" x 7'10" (2.50 x 2.39)

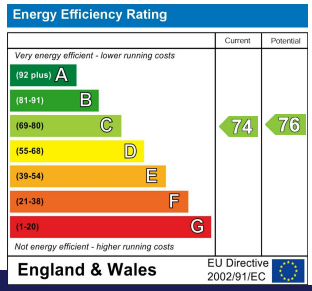
Bedroom
13'8" x 9'4" (4.19 x 2.85)

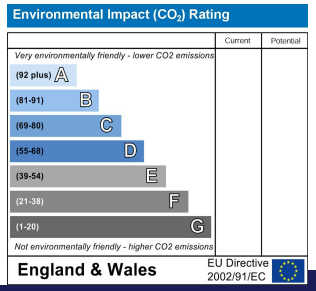
Shower Room

Dorchester Additional Information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. The vendors inform us that the annual service charge is approximately £3,612.90 per annum (paid in two amounts and the ground rent is approximately £644.44 per annum (payable in two amounts). Long Lets are allowed, holiday lets are not. Pets are on a permission first basis.

Property type: 1st Floor Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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