

Symonds
& Sampson

18 Henchard Court

The Grove, Dorchester, Dorset

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The Grove, Dorchester
Dorset, DT1 1XR

A second floor two bedroom apartment in Dorchester town with allocated parking, private balcony and communal gardens.



- Second floor apartment
- Lift access to all floors
 - Balcony
 - Off street parking
- Kitchen / breakfast room
 - Shower room

Guide Price **£155,000**

Leasehold

Dorchester Sales
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THE PROPERTY

Henchard Court is a modern block of apartments with allocated parking located in the centre of Dorchester. This second-floor property, accessible via both lift and stairs, benefits from double glazing throughout.

The apartment comprises private entrance hall with airing cupboard with the hot water cylinder, wall in store cupboard and doors to all rooms. The sitting room is a spacious room with windows to the front and a glazed door to the balcony, giving the room a wealth of sunlight. The kitchen/breakfast room has space for a small breakfast table if desired and has been fitted with a double oven, electric hob and extractor fan over. There is space for a tall fridge and freezer and washing machine, along with ample storage cupboards and drawers.

There are two bedrooms, both looking over the balcony and the front of the building. The tiled shower room has been fitted with a walk in double shower cubicle.

OUTSIDE

Private balcony to the front of the property with space for outdoor seating.

The property benefits from an allocated off street parking space and communal gardens around the property.

SITUATION

Henchard Court is ideally situated close to the heart of this county town, with the town centre just a short distance away offering a wide range of shops, restaurants, and leisure facilities. Dorchester provides a comprehensive selection of amenities, including a leisure centre, library, cafés, bars, and cinemas, notably within the popular Brewery Square development. The property also falls within the catchment area of several highly regarded schools.

Dorchester South and Dorchester West stations offer mainline rail services to London Waterloo and Bristol Temple Meads, and Dorset County Hospital is nearby.

The surrounding countryside offers a network of footpaths and bridleways, while the Jurassic Coast is just a few miles to the south, providing beaches, scenic coastal walks, and a variety of water sports.

DIRECTIONS

What3words:///scatter.skidding.broads

SERVICES

Mains electricity, water and drainage are connected. Electric storage heaters.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: C (Dorset Council - 01305 251010)

LEASE DETAILS

Leasehold: 189 years from 25th March 1989. (151 years remaining).

Service charge: £1,370 per annum (payable in quarterly instalments).

Ground rent: Peppercorn.

Payments are paid to Henchard Management Dorchester Limited and managed by Temple Hill Management Company.

Restrictions:

- Pets require the landlord's consent.
- Letting of any kind is not allowed on the lease.

MATERIAL INFORMATION

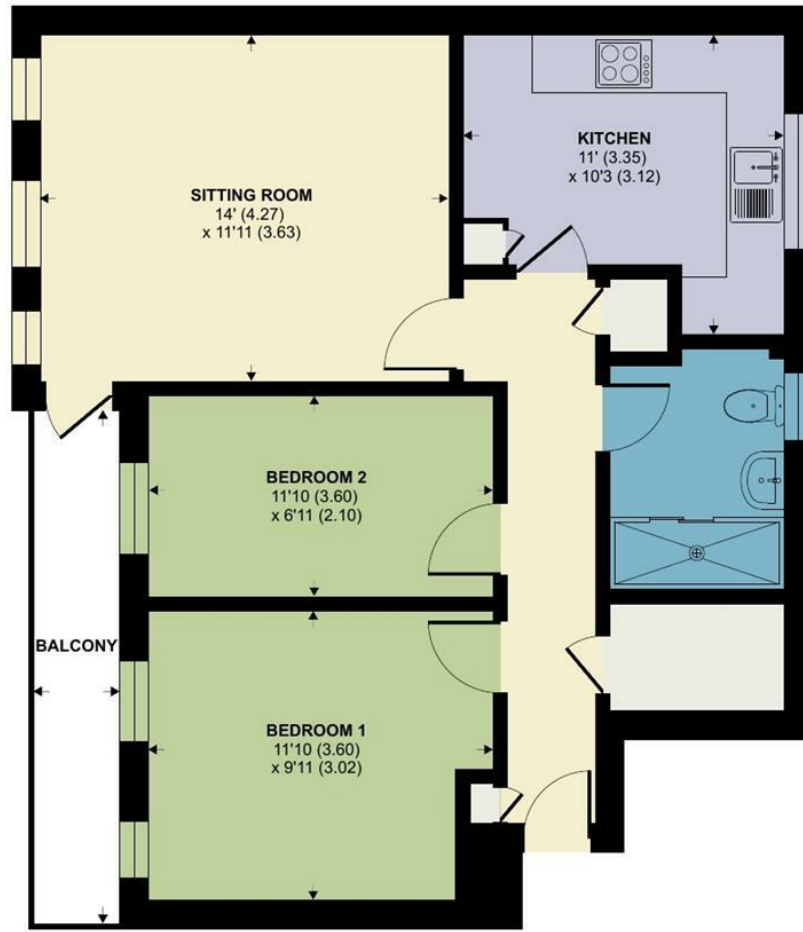
The property falls within a conservation area.



The Grove, Dorchester

Approximate Area = 636 sq ft / 59 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1435750

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Dorchester/KWI/19.05.2026 rev



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