



**Connells**

Fourgates Road  
Dorchester



## Property Description

A one bedroom first floor apartment situated within Dorchester, offering well-proportioned accommodation and convenient access to local amenities.

The property is accessed via a communal entrance leading to a private entrance hall, which benefits from two useful storage cupboards, ideal for coats and household items.

The accommodation comprises a bright and spacious living room, providing a comfortable area for both relaxation and dining. The adjoining kitchen is fitted with a range of base units and includes an integral electric oven and hob, with space and plumbing for a washing machine and further space for a fridge/freezer. A larder cupboard offers additional valuable storage.

The apartment features a double bedroom and is served by a fitted bathroom comprising a panel bath, wash hand basin and WC.

Externally, the property further benefits from a garage located in a nearby block, providing additional storage or parking.

This property would make an ideal first-time purchase or investment opportunity.

## Entrance Hall

A door leads into the entrance hall which has an airing cupboard, an additional cupboard for storage and doors leading into the living room, bedroom and bathroom.

## Living Room

A door leads from the entrance hall into the living room which has a double glazed window to the rear aspect, a radiator, television point and a door leading into the kitchen.



## Kitchen

A door leads from the living room into the kitchen which has a range of base units with work surfaces over, a 1 bowl sink and drainer, an integrated electric hob and oven. This space also offers a space for a washing machine, space for a fridge/freezer, a larder cupboard for storage and a double glazed window to the rear aspect.

## Bedroom

A door leads from the entrance hall into the bedroom which offers a double glazed window to the front aspect, built in wardrobes and a radiator.

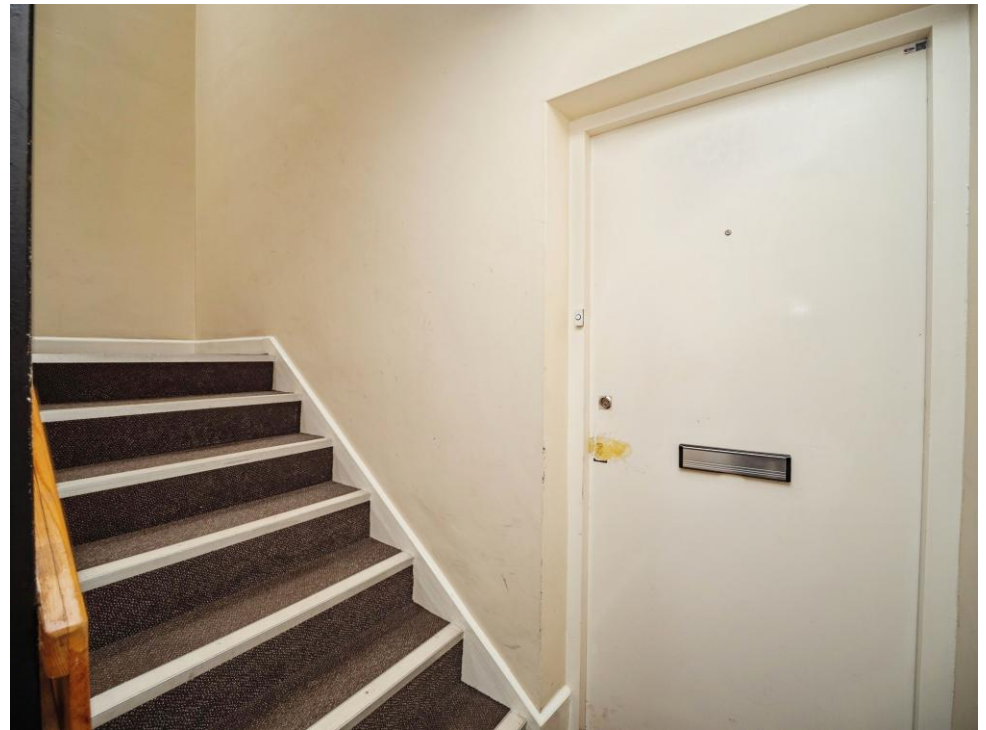
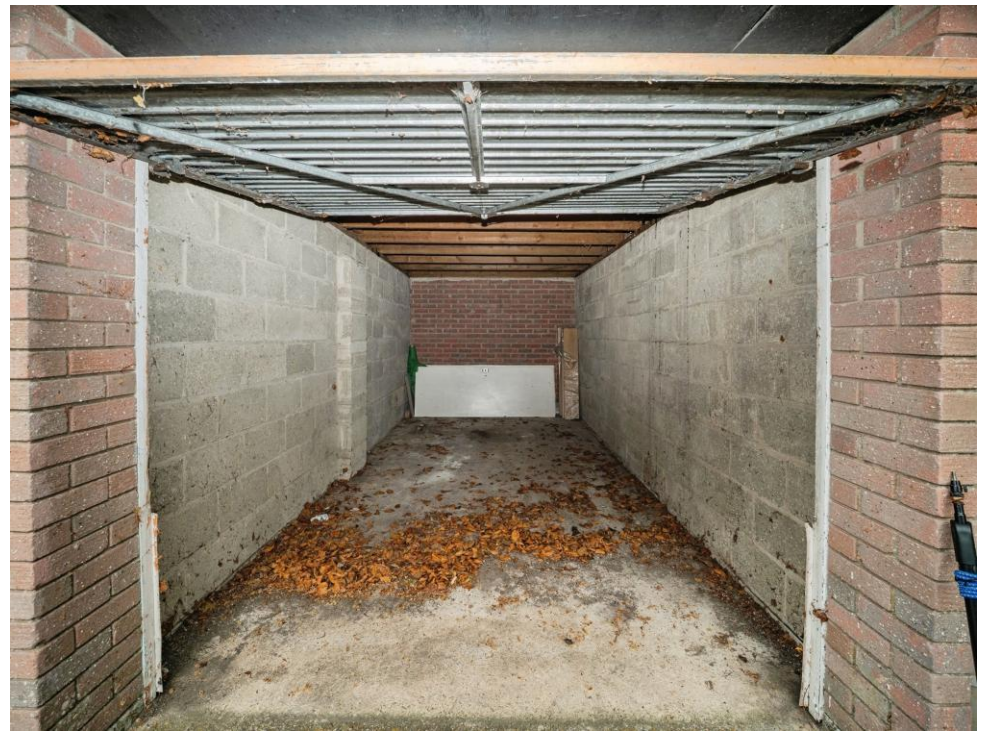
## Bathroom

A door leads from the entrance hall into the part tiled bathroom with a WC, wash hand basin, a bath with a shower above, a heated towel rail and a double glazed window to the front aspect.

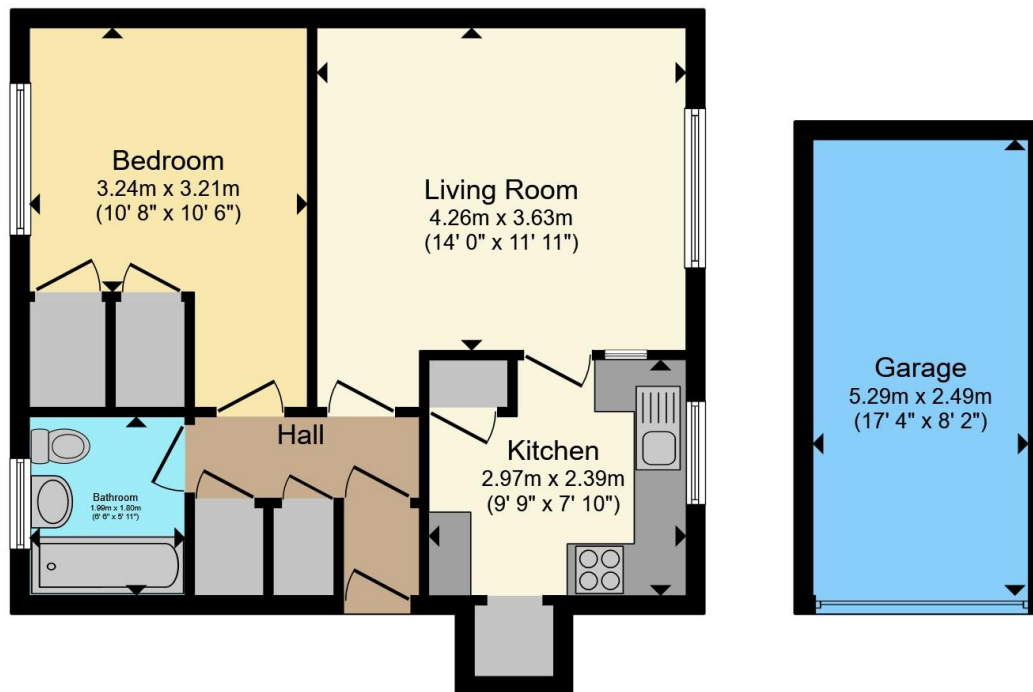
## Garage

The property is being sold with a garage within a block which has an up and over door.









**Floor Plan**

**Garage**

Total floor area 63.6 m<sup>2</sup> (684 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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3 High West Street  
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EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1980.00

Ground Rent:  
 30.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309583](http://connells.co.uk/Property/DCH309583)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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