

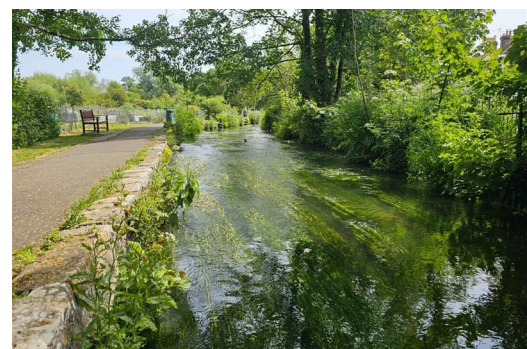


Instinct Guides You



High Street, Dorchester, DT1 1QP £140,000

- Ground Floor Apartment
- Quiet Private Position In Fordington
- Private Entrance
- Allocated Parking
- Close To A Range Of Amenities
- Long Lease 149 Years
- Well Presented Throughout
- Close To Greenspace



Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Nestled in the heart of Fordington, Mowlam Tominey is delighted to present this charming ground-floor, one-bedroom apartment. Boasting allocated parking and offering convenient access to a range of amenities and transport links, this property is a fantastic opportunity for investors, first-time buyers, or those seeking the ease of a town-centre residence.

Situated at the rear of Salisbury Mews, the apartment enjoys a private position while remaining conveniently close to its allocated parking space. Accessed via a private entrance, a welcoming hallway leads through to the well-appointed living areas.

The living room serves as the heart of the home, enjoying an attractive dual aspect that showcases the surrounding grounds. This bright and spacious area seamlessly flows into the modern kitchen, offering ample room for a range of furnishings and presenting in excellent decorative order. The kitchen is well-equipped and finished to a contemporary standard, featuring generous cabinetry and worktop space, complemented by stylish tiling.

The double bedroom is well-proportioned and benefits from a built-in cupboard, providing excellent storage. Meanwhile, the bathroom retains both a bath and shower, along with a wash hand basin and WC, ensuring practicality and comfort.

Salisbury Mews also offers access to a well-maintained communal garden, enhancing its appeal. With easy access to the town centre and its variety of shops, cafes, and eateries, this apartment is a superb choice for those seeking convenience, comfort, and a well-situated home

Lounge 11'10" max x 9'9" (3.61 max x 2.99)

Kitchen 9'4" x 6'2" (2.85 x 1.88)

Bedroom 8'8" x 8'5" (2.65 x 2.57)

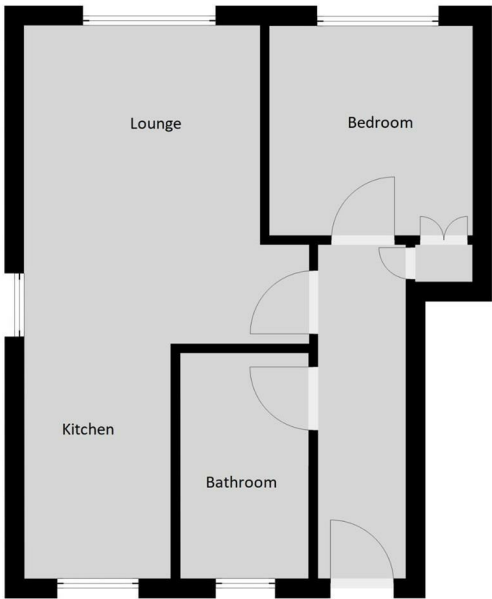
Bathroom 9'4" x 5'3" (2.85 x 1.62)

Lease & Maintenance Information

The vendor informs us the property has a remaining lease of 149 years, there is a service charge of approx £1,006pa which includes the ground rent, holiday lettings are not permitted and pets are permitted upon request.

We recommend these details are checked by a solicitor before incurring costs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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

