





Property Description

Situated within the popular retirement development of Barnes Lodge, this well-presented one bedroom second floor apartment offers comfortable and secure living for the over 55s, conveniently located close to Dorchester town centre and its excellent range of amenities.

The accommodation comprises a welcoming entrance hall with useful storage cupboard, a bright and spacious sitting/dining room, and a fitted kitchen with a range of wall and base units. The generous double bedroom benefits from fitted wardrobes, while the shower room is fitted with a modern suite.

Residents of Barnes Lodge enjoy access to a variety of communal facilities, including an inviting homeowners' lounge, landscaped communal gardens and guest suite for visiting family and friends. The development also benefits from lift access to all floors, a House Manager, emergency call system and communal parking, providing peace of mind and convenience.

An excellent opportunity for those seeking independent retirement living in a friendly community setting, just a short distance from shops, cafes, transport links and the many attractions of historic Dorchester.

2nd Floor

Entrance Hall

The front door leads into the entrance hall with an airing cupboard containing the consumer board, an intercom and doors to the bedroom, the shower room and the open plan lounge / dining room.

Open Plan Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room with a double glazed window to the front aspect, a radiator, a television aerial socket, a telephone point and a door to the fitted kitchen.

Kitchen

A door from the open plan lounge / dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, a double glazed window to the front aspect and an electric oven and hob with a cookerhood over.

Bedroom

A door from the entrance hall leads into the bedroom with a radiator, a double glazed window to the front aspect, built in wardrobes, a television aerial socket and a telephone point.

Shower Room

A door from the entrance hall leads into the shower room with a WC, a wash hand basin, a shower cubicle, a radiator and an extractor fan.

Communal Garden

Communal gardens surround the building and are mostly laid to lawn with mature trees and bushes.

Parking

The property has access to residents parking.

Communal Facilities

A guest suite available for friends and family to stay in. Prices are available from the Lodge Manager. The Lodge Manager is available 5 days a week.

Residents have access to the communal lounge, residents laundry room and wellness room.

Residents can enjoy various social events organised by the Lodge Manager including coffee mornings, games evenings, lunch club, keep fit and many more activities and day trips.

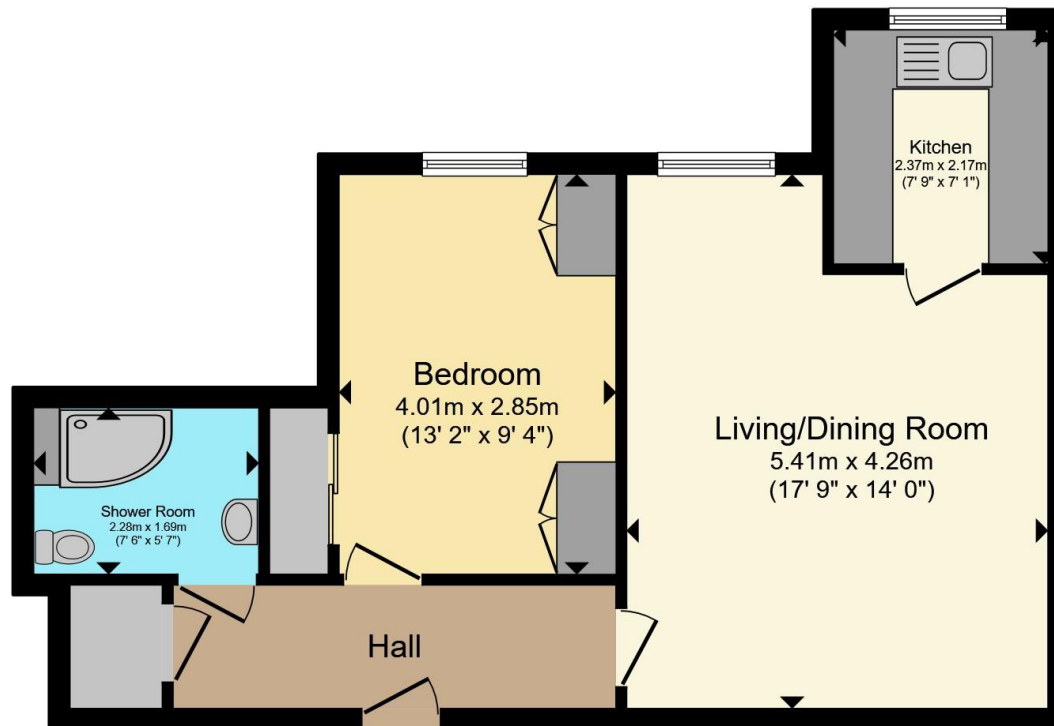
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 50.8 m² (547 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

Connells

To view this property please contact Connells on

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3 High West Street
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EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 5291.98

Ground Rent:
 644.44

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309888

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2014. 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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