PARKERS

01305 340860

Independent Property Consultants and Valuers

Wessex Road, Dorchester

Asking price £140,000

Offered with no onward chain, this one-bedroom apartment is situated within Barnes Lodge, a prestigious Churchill development designed exclusively for the over 60s in Dorchester. Located on the first floor and accessible via both lift and stairs, the property features a bright and generously sized lounge, a well-equipped fitted kitchen, a bright and good-sized double bedroom with built-in wardrobes, and a fully tiled shower room. Residents benefit from excellent communal facilities, including a welcoming communal lounge, a House Manager, on-site laundry facilities and hairdressing facilities, together with a friendly community atmosphere. The development also provides secure entry for residents' peace of mind. EPC Rating C.

24 Barnes Lodge Wessex Road, Dorchester, DT1 2FH

Situation
The county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Barnes Lodge
Barnes Lodge is a Churchill Retirement Living development designed exclusively for the over 60s. The development offers an owners lounge, a guest suite, well-being lounge and communal laundry room. The development also offers a lift to all floors and a careline support system connected to 24-hour support so, in the event of an emergency, you have direct contact with either the Lodge Manager or a member of the call-centre team 24 hours a day, 365 days a year.

Apartment 24
This charming first-floor apartment is easily accessible via both a communal lift and stairs. Inside, the property offers bright and comfortable accomodation, benefiting from high ceilings and neutral and calming tones throughout.

Entrance
An entrance door takes you through to the property's hallway with access granted to all rooms, including a large airing cupboard which houses the boiler.

Sitting Room
The sitting room is a generous space centred around a cosy coal-effect electric fire, with a front-aspect window that floods the room with natural light. Carpet flooring and neutral décor complete the space, while a second glazed door provides direct access to the kitchen.

Kitchen
Conveniently positioned off the living area is a practical, well-equipped kitchen, featuring a variety of modern white gloss wall and base units providing plentiful storage, with an attractive wood-effect work surface over and an integrated stainless steel sink with mixer tap. Integrated appliances include a Zanussi electric hob with extractor hood over, an eye-level double oven, and an under-counter fridge and freezer. Wood-effect laminate flooring completes the space.

Bedroom
The accommodation continues with a generously sized double bedroom, a bright and airy room that benefits from built-in wardrobes boasting mirrored doors, and plentiful space for bedroom furniture. A front-aspect window fills the space with natural light.

Shower Room
Accessed from the hallway, the shower room serves the apartment and comprises a hand wash basin with vanity storage below and a second cabinet above, a WC, and a step-in corner shower. The room also benefits from an electric towel rail and is finished with fully tiled walls and laminate flooring.

Externally
Barnes Lodge offers a well-tended communal garden and residents benefit from a communal car park with parking on a first-come-first-serve basis.

Agents Notes
Service charge - Half yearly charge of £1,806.45
Ground rent - Half yearly charge of £322.22.
Lease length - 125 years from and including 1 April 2014.
Any buyer would be subject to an interview with the house manager.

Mobile and Broadband
At the time of the listing, standard, superfast and ultrafast broadband are available.
Mobile phone service varies dependent upon your provider.
For up-to-date information please visit: https://checker.ofcom.org.uk

Flood Risk
Enquire for up to date details or check the website for the most current rating.
https://check-long-term-flood-risk.service.gov.uk/risk#

Services
Mains electricity, water, and drainage are connected.
The property benefits from an air source heat pump.
Radiators providing space heating are supplied by a central boiler serving the entire block, with costs covered through the service charge. The kitchen and shower room are excluded from this system.
Further details regarding the heating system can be obtained from the managing agents.

Local Authorities
Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

01305 211970

Council Tax Band C.

Stamp Duty
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

Important notice. Parkers notify that:
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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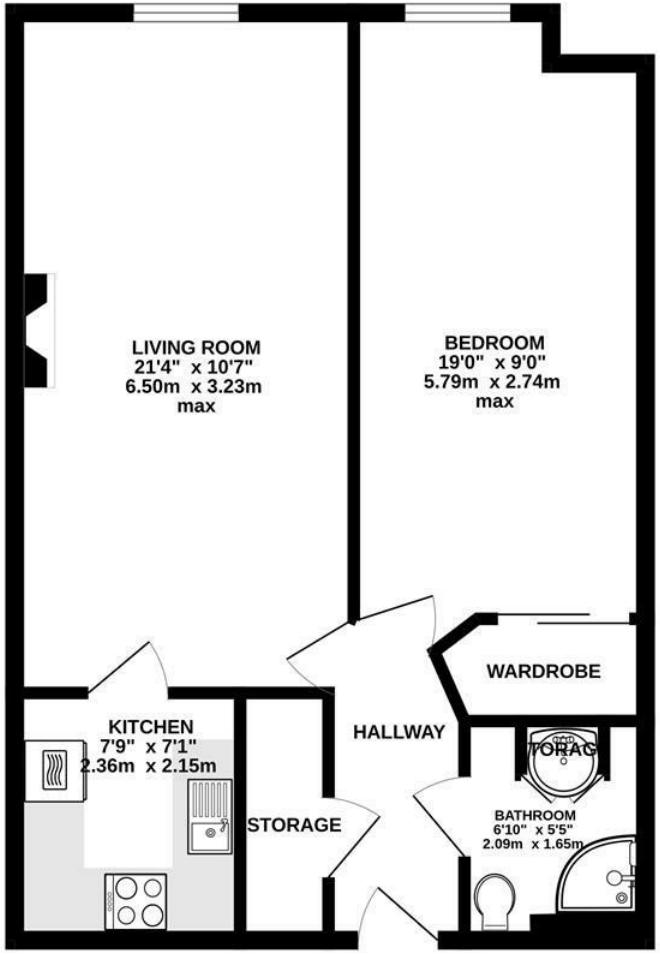
FIRST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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