






# Maen Gardens

## Culliford Road, Dorchester DT1 1PU

- Well Appointed & Generous Accommodation
- Residents Landscaped and Woodland Gardens
- Two Double Bedrooms, Master En-Suite
- Level Walk to Town Centre & Brewery Square
- Allocated Parking & Ample Visitors Parking
- Generous storage cupboards & Built-in Wardrobes
- Gas Central Heating & Double Glazing
- EPC: Council Tax: D



## Price £235,000 Leasehold







## SUMMARY OF ACCOMMODATION

A beautifully presented first-floor apartment in the sought-after Maen Gardens, offering generous room sizes, lift access, allocated & visitors parking, and peaceful views over the communal gardens. This bright and welcoming home features a spacious living/dining room, modern kitchen, two double bedrooms with fitted wardrobes, an en-suite to the principal bedroom, and an additional contemporary shower room. Set within a well-kept development just moments from Dorchester town center, train stations and Brewery Square, it's an ideal choice for those seeking comfort, convenience and a move-in-ready home.

### Access

Private entrance door with intercom entry system opens into the main entrance lobby, passenger lift immediately accessed within the lobby; a second door opens into communal hall with wide low stairs to the first floor.

## Accommodation

Stepping inside, the entrance hall provides a welcoming introduction to the home, offering ample useful storage and leading naturally into all principal rooms.

The spacious living/dining room is a standout feature — a light, comfortable space with a large window drawing in natural light and offering pleasant views over the woodland gardens. Its generous proportions make it ideal for both relaxation and entertaining.

The modern kitchen is both stylish and practical, offering ample workspace, good storage and integrated appliances — ideal for everyday cooking or entertaining.

There are two generous double bedrooms, each with ample built-in wardrobe storage. The principal bedroom enjoys its own private en-suite shower room, while the second bedroom is served by a stylish, contemporary shower room accessed from the hallway.

## Outside

Maen Gardens is known for its peaceful setting and well-tended communal grounds. Residents benefit from allocated parking, ample visitor spaces, a secure entry system and beautifully maintained gardens that provide a calm and leafy backdrop.

## Location

Perfectly positioned for convenience, the property is within easy reach of Dorchester's shops, cafés, Brewery Square, both train stations and local amenities. The surrounding area offers scenic walks, historic attractions and excellent transport links, making this an ideal base for town-center living.

## Lease Information

Lease - 125 Years from March 2002
Ground Rent - £406 (Capped at £250 from 2027)
Service Charge - £1741 Bi-annually (Includes £900pa Reserve Fund Contribution)
Includes: Building and grounds maintenance, communal area and window cleaning, buildings insurance, lift maintenance, reserve fund contribution.

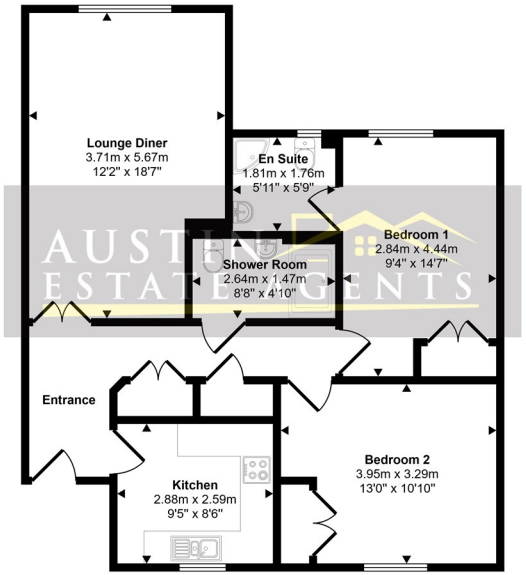






Local Authority
Council Tax Band **D**
EPC Rating **B**

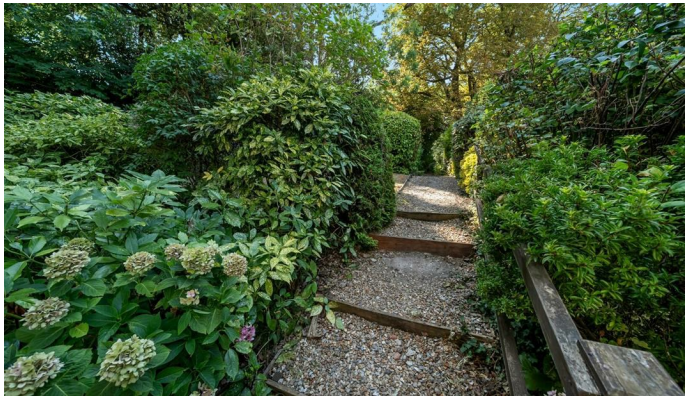
Approx Gross Internal Area
74 sq m / 798 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.








**Austin Property Office**

3 Sirius Business Centre Lynch Lane,
Weymouth, Dorset, DT4 9DN

**Contact**

01305 858470
info@austinpropertyservices.co.uk
austinpropertyservices.co.uk


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.