



**Connells**

Flat 6 High East Street  
Dorchester



### Property Description

A charming and well-presented two-bedroom flat situated along Dorchester's historic High West Street, benefiting from an allocated parking space.

This attractive first-floor apartment offers a wonderful blend of character, convenience and contemporary living, all within easy reach of the town's shops, cafes, restaurants and excellent transport links.

The accommodation includes a bright living/dining room with generous ceiling height and period-style windows, creating a comfortable and inviting space. The modern fitted kitchen provides ample storage and worktop space, while two well-proportioned bedrooms offer flexibility for a guest room, home office or dressing room. A neatly finished bathroom completes the layout.

A particular advantage of this property is the allocated parking space, a rare and valuable feature for such a central location.

Whether you're a first-time buyer, investor, or someone seeking a low-maintenance home within the heart of Dorchester, this flat presents an excellent opportunity.

### First Floor

#### Entrance Hall

The front door leads into the entrance hall which with a radiator and doors to the bathroom and both bedrooms. The entrance hall further benefits from a radiator and a doorway leading into the open plan living space.

#### Open Plan Living Space

A doorway from the entrance hall leads into the open plan living space with a feature fireplace, a radiator, a television aerial socket, a telephone point and open to the kitchen.

#### Kitchen

The open plan living space leads onto the modern fitted kitchen with a range of wall and base unit with worksurfaces over, a stainless steel sink and drainer, an electric oven and hob with a cookerhood over, a radiator, plumbing and space for a washing machine and a dishwasher, an integrated fridge freezer and windows to the side aspect.



### **Bedroom 1**

A door leads from the entrance hall into bedroom 1 with a radiator and a window to the side aspect.

### **Bedroom 2**

A door leads from the entrance hall into bedroom 2 with a radiator and a window to side aspect.

### **Bathroom**

A door from the entrance hall leads into the part tiled bathroom with a WC, a wash hand basin, a bath with a shower above, a radiator and an extractor fan.

### **Outside Space**

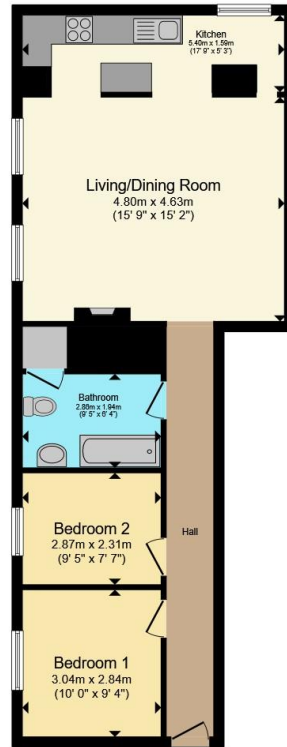
### **Parking**

The property benefits from allocated parking.









Total floor area 67.9 m<sup>2</sup> (731 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



To view this property please contact Connells on

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3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: E Council Tax Band: B

Service Charge: 1440.00

Ground Rent: 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309454](http://connells.co.uk/Property/DCH309454)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Mar 2016. 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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