

Connells

Crown Post Court Trinity Street Dorchester

Crown Post Court Trinity Street
Dorchester DT1 1AP

for sale offers in excess of
£155,000







Property Description

Situated within easy reach of Dorchester town centre, this well-presented two bedroom flat offers comfortable and convenient living, ideal for first-time buyers, investors, or those seeking a low-maintenance home.

The accommodation comprises a bright and spacious living area open to a modern fitted kitchen, and two well-proportioned bedrooms, complemented by a contemporary bathroom. The property is part of a gated complex which provides great security.

Located close to a wide range of local shops, cafés, and amenities, as well as Dorchester South and West railway stations, the property is perfectly placed for access to transport links and the surrounding Dorset countryside.

Second Floor

Entrance Hall

The front door leads into the entrance hall with a radiator, doors to the open plan living space, the bathroom, both bedrooms, a large storage cupboard housing the new Glow Worm combi boiler (installed in Dec 25) and a consumer cupboard with added shelving.

Open Plan Lounge / Kitchen

20' 5" x 13' 8" (6.22m x 4.17m)

Lounge

A door from the entrance hall leads to the open plan living space with a double glazed sash window to the side, a television aerial socket and a telephone point.

Kitchen

The fitted kitchen has a range of wall and base units with worksurfaces over, a 1 1/2 bowl sink and drainer, a washing machine, an integrated dishwasher, a gas hob and an electric oven with a cookerhood over, an integrated fridge freezer, a double glazed sash window to the front aspect and a double glazed skylight.

Bedroom 1

11' 5" x 7' 7" (3.48m x 2.31m)

A door from the entrance hall leads into bedroom 1 with a double glazed sash window to the side aspect, a radiator, a television aerial socket and a telephone point.

Bedroom 2

11' 5" x 9' 6" (3.48m x 2.90m)

A door from the entrance hall leads into bedroom 2 with a double glazed sash window to the side aspect, a radiator, a television aerial socket and a telephone point.

Bathroom

A door from the entrance hall leads into the bathroom with a WC, a wash hand basin, a bath with a shower and an electric heated towel rail.

Outside Space

The property benefits from a communal bin storage area located on the ground floor.

Communal Roof Terrace

The property benefits from access via the communal hallway to a roof terrace with seating.

Parking

Parking is available in local council car parks and a monthly permit may be purchased directly from the council - please ask in branch for more information.

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.







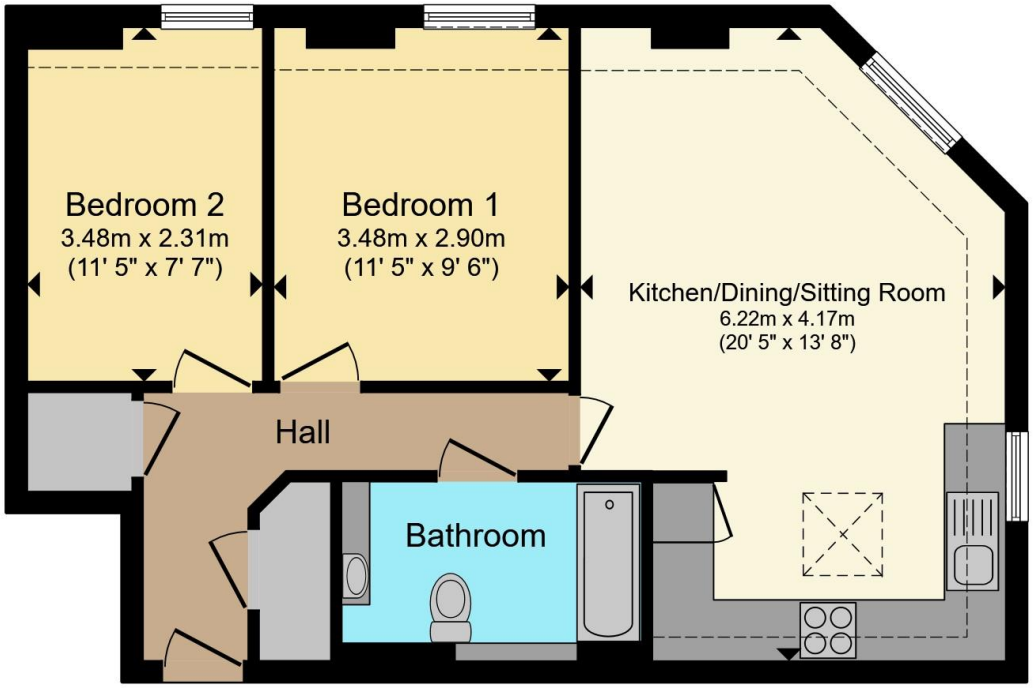












Second Floor

Total floor area 56.1 m² (604 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
DORCHESTER DT1 1UH

EPC Rating: C

Council Tax Band: C

Service Charge: 2700.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309721

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.