



## South Walks Road, Dorchester

OFFERED WITH NO ONWARD CHAIN. This spacious three-bedroom, first-floor apartment is ideally located in the heart of Dorchester town centre and in a designated conservation area. The property further boasts a generously sized reception room, along with a kitchen and shower room. Additionally, the apartment is accompanied by a garage with power and light. EPC rating C.



Offers in excess of £220,000

## 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. The catchment schools are highly regarded and very popular and 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.

## Accommodation

### Entrance Hallway

The building boasts well-kept communal areas with stairs rising to all floors which are also fitted with electric chair lifts. From there, No.22's personal door, opens directly into the hallway of the property, with fitted storage and access offered to the reception room and bedroom three.

### Reception Room

The reception room provides good-size dimensions and features a large window allowing natural light to flood the room. A central fireplace houses a coal-effect fire.

### Kitchen

The kitchen is fitted with a range of neutral wall and base level units with worksurfaces over. There is an integral single oven and four-ring hob, and space is allocated for further appliances.

### Bedrooms

All bedrooms benefit from side aspect windows and bedrooms one and three further benefit from fitted wardrobes.

### Shower Room

A predominantly tiled shower room is furnished with a suite comprising a shower cubicle, WC and wash hand basin with vanity storage below.

### Garage

There is a single garage with power and light accessed by an up and over door.

### Agents Notes

Please note the property is sold as seen.

Service charge - £1,560.00.

Lease length - 400 years from 1 January 1969.

The stair lift is powered by apartment 22. The cost is approximately 0.10 pence per day





### 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#>

### Broadband

At the time of the listing, standard broadband and ultrafast broadband are available.

Mobile service indoors is limited. Outdoors, the mobile service is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

### Services

Mains electricity, water and drainage are connected. Electric night storage heaters.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is D.

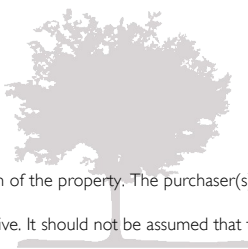
### Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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.





GROUND FLOOR

