



Connells

Signature House Maumbury Gardens
Dorchester



Property Description

This well-presented ground floor retirement apartment offers comfortable, low maintenance living in a convenient Dorchester location. The property features wide doorways and level access, an inviting open plan living room and kitchen, creating a bright and sociable space ideal for everyday living. There is also a double bedroom and a wet room providing practical and accessible accommodation.

Situated close to a range of local amenities, the apartment is perfectly placed for easy access to shops, services, and public transport.

The Signature House development boasts a communal roof terrace, conservatory room, lounge and library. There is the added bonus of a guest room, unisex hair salon and internal lift on site.

The property is offered to the market with no onward chain, making it an excellent opportunity for a smooth and straightforward purchase.

Ground Floor

Entrance Hall

The front door leads from the communal hallway into the entrance hall with a storage cupboard housing the electric board, a cupboard with shelving and the hot water tank, a radiator, the security intercom and doors leading to the lounge, the bedroom and the shower room.

Lounge

A door from the entrance hall leads into the lounge with large double glazed windows to the rear aspect, two radiators, a telephone point, a television aerial socket and a doorway leading to the fitted kitchen.

Kitchen

A doorway leads from the lounge into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an eye level integrated electric oven and an electric hob with a cookerhood, an integrated washing machine, dishwasher and fridge freezer and with the addition of fitted shelving.

Bedroom

A door leads from the entrance hall into the bedroom with large double glazed windows to the rear aspect, a radiator, a telephone point, a television aerial socket and wall lights.

Wet Room

A door leads from the entrance hall into the wet room benefiting from non slip flooring, a shower, a WC, a wash hand basin, an extractor fan and a heated towel rail.

Signature House Facilities

The development benefits greatly from a range of communal facilities and these include:-

An attractive roof terrace with an adjacent indoor conservatory room with ample seating and basic kitchen facilities. This is just a short, level walk from the apartment.

Residents also have full use of the spacious gardens adjacent to the block, with shaded seating areas and attractive planting.

A guest room close to the apartment, which can be booked for visiting family and friends.

A unisex hairdressing salon on the ground floor.

The apartment block benefits from secure access via fob or keypad.

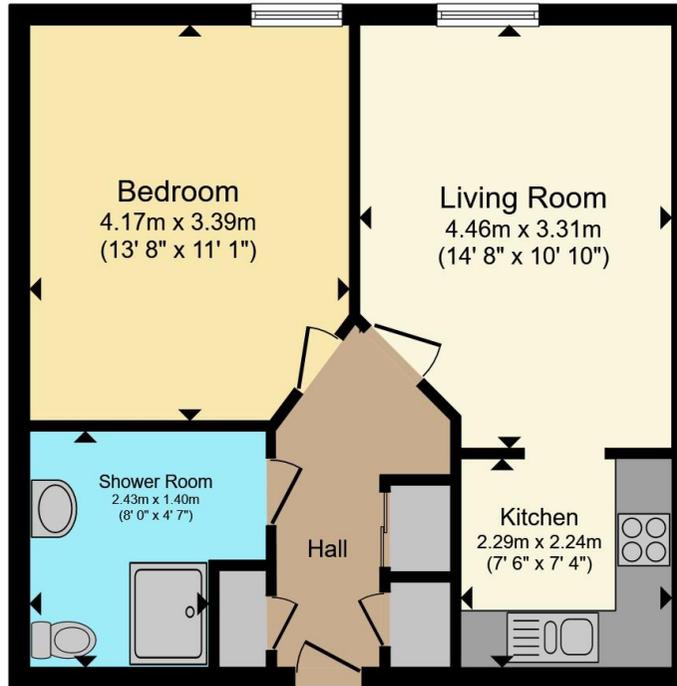
Services of a house Manager.

An internal lift to all floors, including directly to the secure underground car park - vehicular access via key fob.









Floor Plan

Total floor area 46.0 m² (495 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

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax Band: C

Service Charge: 3856.94

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309628

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2012. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH309628 - 0007