



Connells

Beech Court South Walks Road
Dorchester



Property Description

Located in the heart of Dorchester, this ground floor three-bedroom apartment offers an excellent opportunity for buyers looking to modernise a property to their own taste. With the town's shops, cafés, transport links and historic attractions all within easy reach, the location provides both convenience and strong long-term appeal.

The accommodation comprises a living/dining room, along with a kitchen fitted with base units and space for appliances. There are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a single garage and access to south-facing communal gardens, providing a pleasant outdoor space to enjoy throughout the day.

Offered to the market with no onward chain, this apartment represents a fantastic opportunity for first-time buyers, downsizers or investors seeking a centrally located home with scope for improvement.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a storage cupboard, a door leads to bedroom 3 and a pair of sliding doors lead into the lounge / dining room.

Bedroom 3

A door from the entrance hall leads into bedroom 3 with a night storage heater, built in wardrobes and a double glazed window to the rear aspect.

Lounge / Dining Room

A door from the entrance hall leads into the lounge / dining room with an electric fire in a fireplace surround, two night storage heaters, a television aerial socket, two telephone points, a double glazed window to the front aspect and a door leading to the kitchen and sliding doors leading to the inner hallway.

Kitchen

A door leads from the lounge / dining room into the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, space for an oven and hob, an extractor fan, room for a fridge freezer, space and plumbing for a washing machine and a double glazed window to the rear aspect.

Inner Hallway

A pair of sliding doors from the lounge / dining room lead into the inner hallway with two cupboards, one of which houses the immersion water tank, doors to the bathroom and to bedrooms 1 and 2.

Bedroom 1

A door from the inner hallway leads into the bedroom 1 with a night storage heater, a television aerial socket, a telephone point and a double glazed window to the front aspect.

Bedroom 2

A door leads from the inner hallway into bedroom 2 with a night storage heater and a double glazed window to the rear aspect.

Shower Room

A door from the inner hallway leads into the fully tiled shower room with a shower cubicle, a WC, a wash hand basin, a shaver point, an extractor fan and a heated towel rail.

Outside Space

Garage

The property benefits from a garage in a block with an up and over garage door and which benefits from power/electricity. The garage is in the block closest to the apartment.

Garden

The property enjoys access to a south facing communal garden which can be enjoyed throughout the day and includes the use of a communal rotary washing line.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Floor Plan

Garage

Total floor area 88.8 m² (956 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
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EPC Rating: E Council Tax Band: D

Service Charge: 1680.00

Ground Rent: 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309603

This is a Leasehold property with details as follows; Term of Lease 400 years from 01 Jan 1969. 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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