

Connells

Southfield House South Walks Road Dorchester

Southfield House South Walks Road
Dorchester DT1 1AD

for sale
£160,000







Property Description

Situated moments from the heart of Dorset's county town of Dorchester, lies this second floor retirement apartment. A light and spacious apartment with generous room sizes, accommodation includes hallway with storage and airing cupboard, kitchen, generous sized lounge-diner overlooking the town benefiting from a bay window, two bedrooms and a shower room. There is communal parking and gardens to the rear of the development.

Southfield House is an incredibly popular retirement development for the over 60's. The building offers a lift service as well as various other communal services including a residents lounge whilst also being located close to the town centre.

Communal Entrance

Accessed via security entry phone system to the front and rear. Stairs and lifts to this second floor apartment.

Entrance Hall

Private wooden front door provides access to the apartment. Airing cupboard and storage cupboard with shelving. Handset for entry phone system, plus call care line. Doors to bedrooms, bathroom and lounge.

Lounge

Front aspect double glazed boxed bay window overlooking the communal gardens and town centre. Electric storage heater. Feature fireplace with inset electric fire and mantle above. Television and telephone point. Care line pull cord. Further door leading to the kitchen.

Kitchen

Front aspect double glazed window. Fully fitted kitchen with a variety of wall and base units. Stainless steel single bowl sink/drainer. Laminate work surfaces. Space for a single electric oven with a cooker hood over. Splashback tiling. Plumbing for freestanding washing machine and space for fridge/freezer. Vinyl flooring. Call care line.

Bedroom 1

Front aspect double glazed window. Fully carpeted. Wall mounted electric storage heater. Fitted built in wardrobes with rail and shelves. Television point. Care line pull cord.

Bedroom 2

Front aspect double glazed window. Wall mounted night storage heater. Fully carpeted. Care line pull cord.

Bathroom

Shower room compromising of a double sliding shower cubicle with wall mounted shower head. Vanity unit with inset wash hand basin and storage cupboard under. Low level WC. Part tiled walls and floor. Electric heated towel rail, wall mounted air extractor. Mirror over vanity unit with shaver point. Pull cord for care line.

Outside

Residents car park and communal gardens.

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.

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.







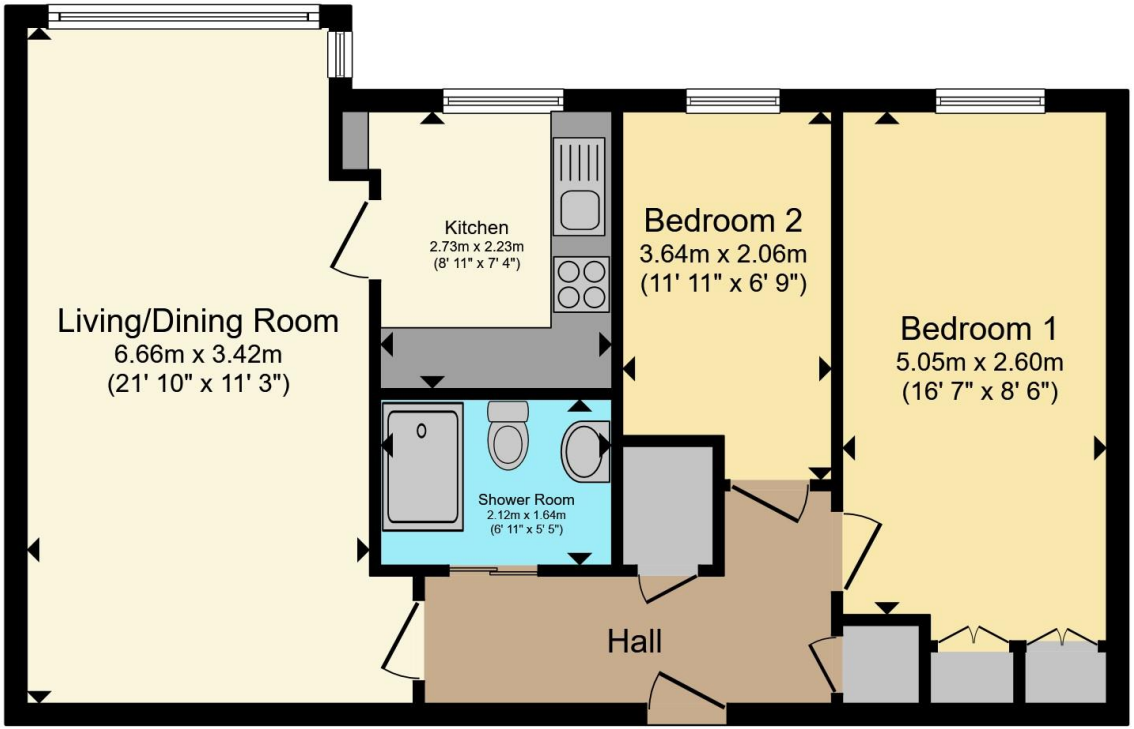












Total floor area 64.3 m² (692 sq.ft.) approx

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

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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: B

Service Charge: 2326.73

Ground Rent: 69.96

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309279

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. 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.

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