



25, Barnes Lodge, Wessex Road, Dorchester, Dorset

Barnes Lodge is a delightful development of 40 one and two bedroom retirement apartments for the over 60's, located close to amenities (including hospital), transport links and the town centre.

Guide Price
£150,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**25, Barnes Lodge,
Wessex Road, Dorchester,
Dorset, DT1 2FH**

- First floor flat
 - Over 60
 - One bedroom
- Communal garden
- Residents parking
- Lease 125 years commencing 2014
 - Service charge £3060.14
- Ground rent £644.44 payable every 6 months, next
- renewal date is 2028 and will increase, compliant to the RPI index.

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

The flat benefits from a 24 hour care line and there are guest facilities, a resident's lounge, laundry room, wellness room, well-kept communal gardens and residents parking.

Residents have enjoyed various social events. These included coffee mornings, games evenings, lunch club, keep fit and many other activities and day trips. Access is gained via a communal entrance door accessed either by a coded entrance system or contactless key fob. Located on the first floor, this spacious 1 bedroom apartment has accommodation comprising; entrance hall with a large storage cupboard and doors leading to the sitting room, shower room with white suite and bedroom which has a fitted wardrobes.

Off the sitting room is a well-appointed kitchen which has a range of white gloss floor and wall mounted units. Integrated appliances including an eye level electric oven, ceramic hob with extractor hood over and fridge/freezer.

Outside there is residents parking and well-kept communal gardens bordered with a variety of flowers and shrubs. In addition there is a bin store and electric mobility scooter charge point

Lease Details

Lease 125 years commencing 2014

Service charge £3060.14

Ground rent £644.44 payable every 6 months, next renewal date is 2028 and will increase, compliant to the RPI index.

Situation

The County town provides a good range of shops, restaurants and leisure facilities. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. There are many footpaths and bridleways across the beautiful surrounding countryside.

The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding walks and the opportunity to enjoy a number of water sports activities.

Nearby Brewery Square boasts a development with a variety of eateries, including Cote Brasserie, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen and Costa. The square also includes a Premier Inn, an Odeon Cinema and multiple fashion retailers. The Dorset County Hospital is nearby.

Dorchester south and west train stations provide services to London Waterloo and Bristol Temple Meads respectively.

Services

Mains electricity, water and drainage.

Local Authority

Dorset Council

Tel: 01305 251010

Band C

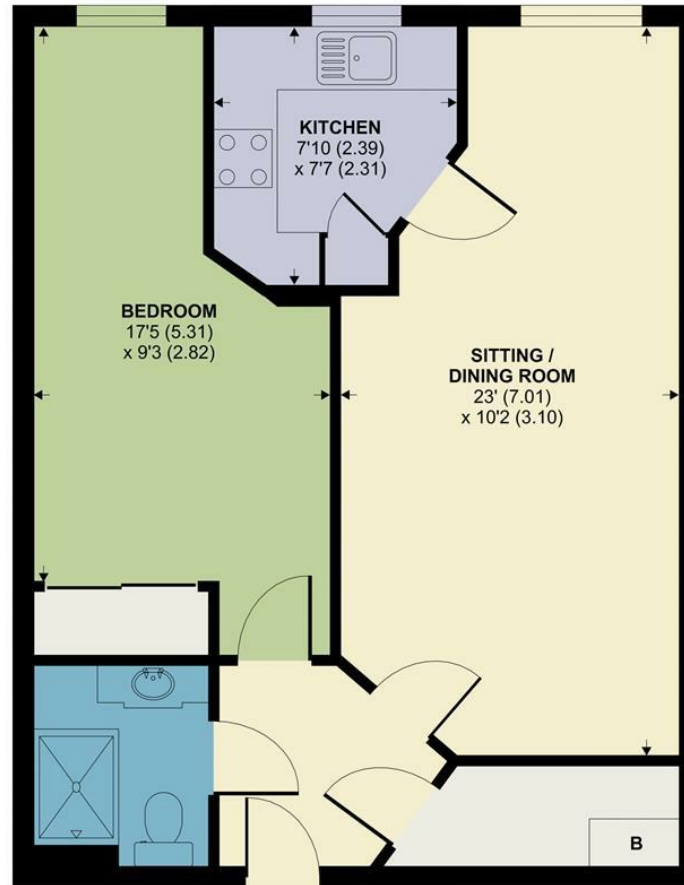
Barnes Lodge, Wessex Road, Dorchester

Approximate Area = 537 sq ft / 49.8 sq m

For identification only - Not to scale

Directions

From our office on High West Street, head to the Top O'Town roundabout and cross the road onto the Bridport Road. Continue along Bridport Road passing through the traffic lights. After a short distance, passing Sainsburys, take the right hand turn onto Wessex Road and then immediately right into the parking for Barnes Lodge.



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Symonds & Sampson. REF: 726304

Dorchester/AT/7.3.24Rev

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