



28 Culliford Court, Culliford Road North, Dorchester, Dorset

A one bedroom level access, over 55s apartment in Culliford Court, located centrally to the facilities of Dorchester town centre.

Guide Price

£120,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

28 Culliford Court, Culliford Road North, Dorchester, Dorset, DT1 1US

- 1 double bedroom level access apartment
- Pleasant views over communal gardens
 - Fitted kitchen off the living room
- Residents off street parking permit available
 - 24 hour emergency care line
 - On site house manager
- Fantastic communal lounge, gardens, laundry room and bins store
 - Central town location
 - Bookable guest bedroom
 - Council Tax Band C

Viewing strictly by appointment
Symonds & Sampson
01305 261008





The Property

This modern purpose built retirement apartment built by McCarthy & Stone, is being sold with no chain and benefits from a level access to the apartment and lovely elevated views over the communal landscaped gardens.

Forming part of this attractive retirement development for 55's and over, the property offers a 24 hour careline facility and an onsite house manager. There is a guest suite, laundry room, residents lounge, residents parking and attractive gardens, all conveniently positioned close to the town centre and within easy reach of Brewery Square and the train station.

This particular property is in good decorative order and is well presented throughout. The accommodation comprises; entrance hallway with burglar alarm, entry phone system and large walk-in cupboard which also houses the modern hot water cylinder and has been fitted with shelving.

The sitting room is a spacious room with central electric fireplace, cupboard with meters, window at the end over looking the attractive communal gardens and French doors to the kitchen.

The kitchen has been fitted with wall and base storage cupboards and

integral appliances include a fridge, freezer and an electric oven and hob with extractor hood over.

The apartment has a double bedroom with fitted mirrored double wardrobe and a view over the garden. There is a fully tiled bathroom with shower over the bath, WC and wash-hand basin with storage under.

The property benefits from electric heating and UPVC double glazing.

Outside

A parking space is only available by way of a licence issued by First Port Property Retirement Services at a cost of £250 per annum.

Residents can enjoy the use of the established well-tended gardens which include large sweeping areas of lawn, flower borders, small trees on the boundary and patio seating areas.

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

Broadband - Ultrafast speed available

Mobile - Network coverage is reported to be good for both indoors and out (Information from <https://www.ofcom.org.uk>)

Flood Zone 1 (<https://www.gov.uk/check-long-term-flood-risk>)

Mains water, drainage and electrics.

Local Authority

Dorset Council

01305 251010 and www.dorsetcouncil.gov.uk

Council Tax Band: C

EPC: C

Lease Details

Lease Details

The vendor has advised that the property is offered on a 125 year lease from 1st November 2006. Occupiers must be aged 55+ years. Pets may be considered with prior permission from First Port Property Retirement Services.

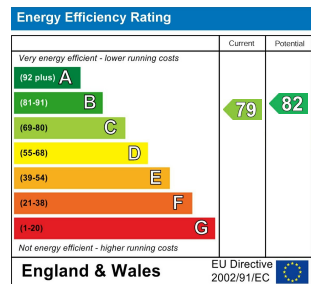
Service Charges

We have been advised that the service charges are £3994.46 per annum to include buildings insurance, water costs, laundry costs, communal facilities, buggy charging and external window cleaning. The ground rent is £395 per annum. Service charges and ground rent are paid bi-annually in March and September.

Please note that the landlord takes 1% of the property sale price on sale.

Directions

From the Symonds & Sampson office at 9 Weymouth Avenue in Brewery Square, proceed towards South Walks Road. Continue for approximately 100 yards and turn right into Culliford Road North. Proceed down the road and the property will be found on your left hand side.

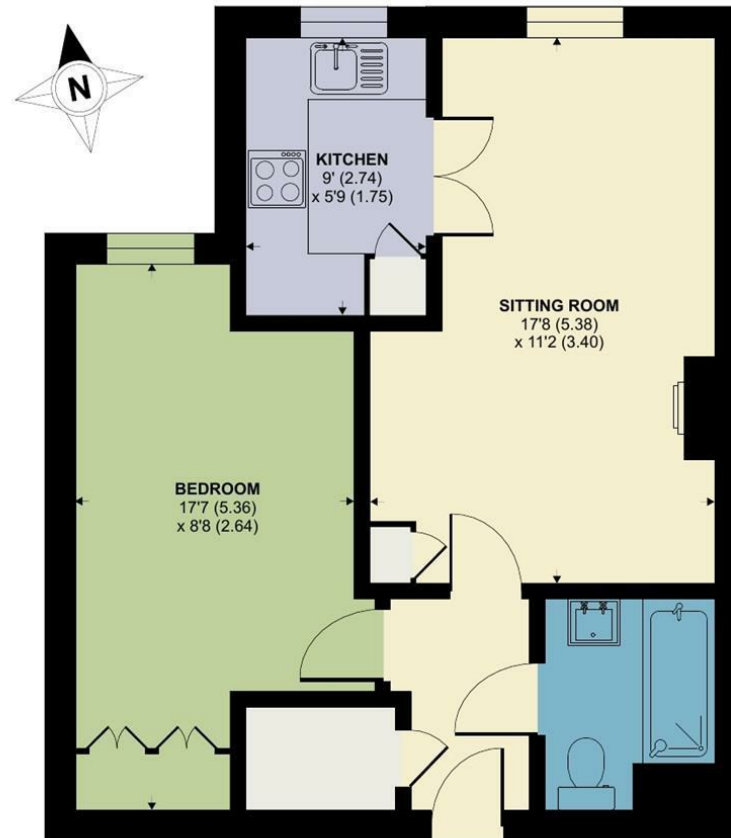


Dorchester/KWI/07.10.24 rev

Culliford Court, Culliford Road North, Dorchester

Approximate Area = 476 sq ft / 44.2 sq m

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1083968



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