

# **High West Street**

Dorchester, DT1 1UQ

- One Double Bedroom Retirement Apartment
- Well-Proportioned Open-Style Living Area
- Residents' Lounge & Communal Laundry
- 24 Hour Emergency Appello Call System
- Light & Airy Accommodation
- Fitted Kitchen
- Neutrally-Decorated Fitted Shower Room
- Desirable Town Centre Location
- Close to Local Transport Links
- Over 60s Only

















Presented for sale with NO ONWARD CHAIN, is this ONE DOUBLE-BEDROOM FIRST FLOOR RETIREMENT APARTMENT. The property is in a POPULAR TOWN-CENTRE LOCATION, is offered to residents 55 and over and presents a WELL-PROPORTIONED OPEN-STYLE LIVING AREA, COMMUNAL GARDEN and UNALLOCATED PARKING. Viewings come highly advised to fully appreciate the property.

Homechester House was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 4 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the



Development Manager is off duty there is a 24 hour emergency Appello call system.

The apartment hosts an entrance hall, lounge, kitchen, one bedroom and bathroom.

The living room is a well-proportioned, open-style space flowing into the kitchen. The room provides ample space, is neatly presented and boasts a feature fireplace. The kitchen comprises white, modern-style units with grey worktops over.

The property boasts a generously-sized double bedroom. The room presents itself with built-in storage, a window spilling rays of sunshine into the room and hosts a double bed, two bedside units and ample storage facilities.

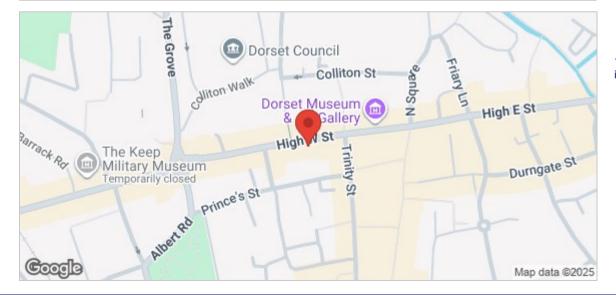
The apartment also benefits from a neutrally-decorated modern shower room. The room comprises a corner enclosed shower cubicle, WC and wash-hand basin with storage under.

The apartment owners share the benefit of a LAUNDRY ROOM, use of which is included in the maintenance charge, COMMUNAL GARDEN and UNALLOCATED RESIDENTS' PARKING.

The property is presented for sale with no onward chain, and viewings are highly advised to appreciate the property.



# High West Street, Dorchester, DT1 Approximate Area = 458 sq ft / 42.5 sq m For identification only - Not to scale 14'4 (4.37) x 8'8 (2.64) Reception Room 17'6 (5.33) x 10'6 (3.20) 7'4 (2.24) x 5'4 (1.63) FIRST FLOOR oor plan produced in accordance with RICS Property Measurement Standards incorporatin ternational Property Measurement Standards (IPMSZ Residential). © nichecom 2024. roduced for Hull Gregson & Hull Ltd. REF: 1216486



# Living Room

17'5" x 10'5" (5.33m x 3.2m)

## Kitchen

7'4" x 5'4" (2.24m x 1.63m)

#### Bedroom One

14'4" x 8'7" (4.37m x 2.64m)

## **Shower Room**

# Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. We are advised that the lease has approximately 59 years remaining and was sent up when the building was originally constructed in 1985. The vendors inform us that the annual service charge is approximately £3,175.00 per annum (paid in two amounts and the ground rent is approximately £427.06 per annum (payable in two amounts). Long Lets are allowed, holiday lets are not. Pets are on a permission first basis.

Property type: Apartment
Property construction: Standard
Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband

checker.

checker.ofcom.org.uk/

# Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

