



Princes Street
Dorchester, DT1 1TW

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Price Guide
£125,000 Leasehold

Hull
Gregson
Hull



Princes Street

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- No Onward Chain
- Allocated Parking Space
- Ground Floor
- Private Entrance
- Town Centre Location
- Local Amenities Close By
- Transport Links Nearby
- Great Investment Or First Time Buy
- Rental Yields 8% plus
- Open Plan Living





A one-bedroom GROUND FLOOR apartment boasting its own PRIVATE ENTRANCE and ALLOCATED PARKING, ideally situated in the heart of DORCHESTER town centre. This property offers a fantastic opportunity for both INVESTORS and FIRST TIME BUYERS alike. Having previously operated as a SUCCESSFUL RENTAL, it delivers strong POTENTIAL YIELDS of approximately 8% or higher, making it an excellent addition to any portfolio. Offered to the market with NO ONWARD CHAIN, the apartment is perfectly positioned just moments from a wide range of LOCAL AMENITIES, including shops, cafes, and the main high street. Excellent TRANSPORT LINKS are within easy walking distance, with the nearby train station offering



direct services to London Waterloo, making it ideal for commuters.

Early viewing is highly recommended to appreciate the convenience and investment potential this property has to offer.

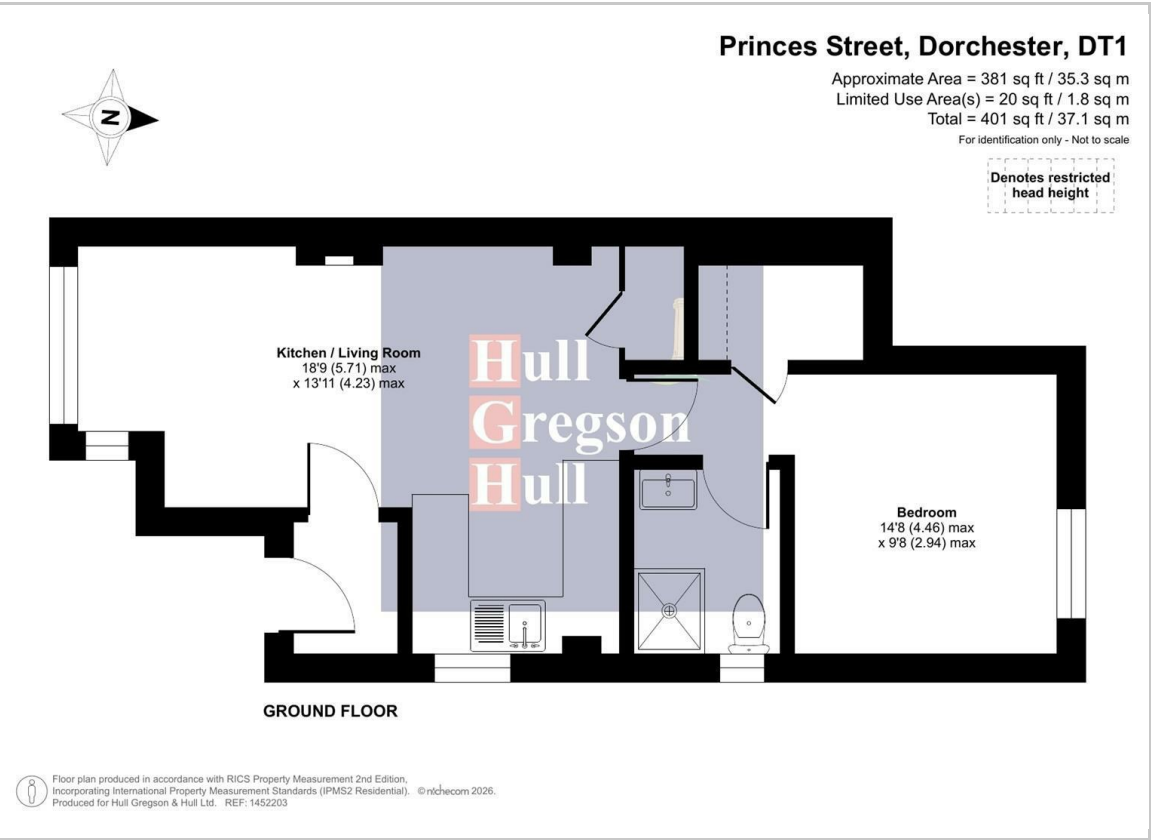
Entering via the private entrance, you are welcomed into a useful vestibule area, providing excellent storage options for coats and shoes.

From here, the property opens into a spacious and versatile open-plan living area, offering a comfortable setting for both relaxation and entertaining. The space flows seamlessly towards the kitchen and further benefits from an additional storage cupboard.

The kitchen is well-equipped with a range of eye-level and base units, complemented by ample work surface space. There is an integrated oven with a four-ring gas hob, along with plumbing for a washing machine.

Positioned to the rear of the property is the main bedroom, a well-proportioned room served by an en suite shower room. The en suite comprises a shower cubicle, wash hand basin, and W.C.

Externally, the property benefits from an allocated parking space, adding to the convenience of this centrally located home.



Lounge/Kitchen/Diner
18'8" max x 13'10" max (5.71 max x 4.23 max)

Bedroom
14'7" max x 9'7" max (4.46 max x 2.94 max)

Ensuite Bathroom
5'11" x 4'11" (1.81 x 1.51)

Dorchester 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.

Property type: Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Dorchester 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		