Grove Court

Dorchester, DT1 1XL

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Guide Price
£160,000 Leasehol

Hull Gregson Hull

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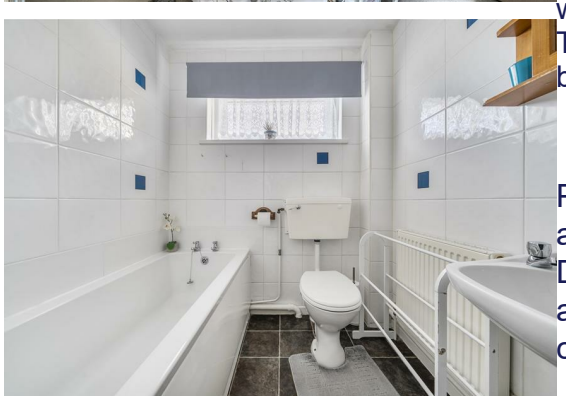
- Rental Yields of around 7% Plus
- Centrally Located to Dorchester Town Centre
- Private Entrance
- Gas Central Heating
- Ideal First Time Buy
- Bright and Spacious Property
- Approximate Floor Area of 611 sq. ft
- Built in Wardrobes
- Close to Shops, Cafés and Local Amenities
- Excellent transport links nearby with both Dorchester South and West train stations

Set within the popular GROVE COURT development in the heart of the historic town of DORCHESTER, this well-presented TWO DOUBLE BEDROOM first floor DUPLEX APARTMENT offers generous accommodation in a highly convenient location. The property benefits from its own PRIVATE ENTRANCE creating a sense of independence, along with ON-SITE PARKING and GAS CENTRAL HEATING. Internally, the apartment is well maintained throughout and offers EXCELLENT LIVING SPACE arranged over two floors, ideal for modern living. Perfectly positioned within CLOSE PROXIMITY to Dorchester town centre, the property is also a short distance from LOCAL TRAIN STATIONS providing direct links to LONDON WATERLOO, making it an excellent option for

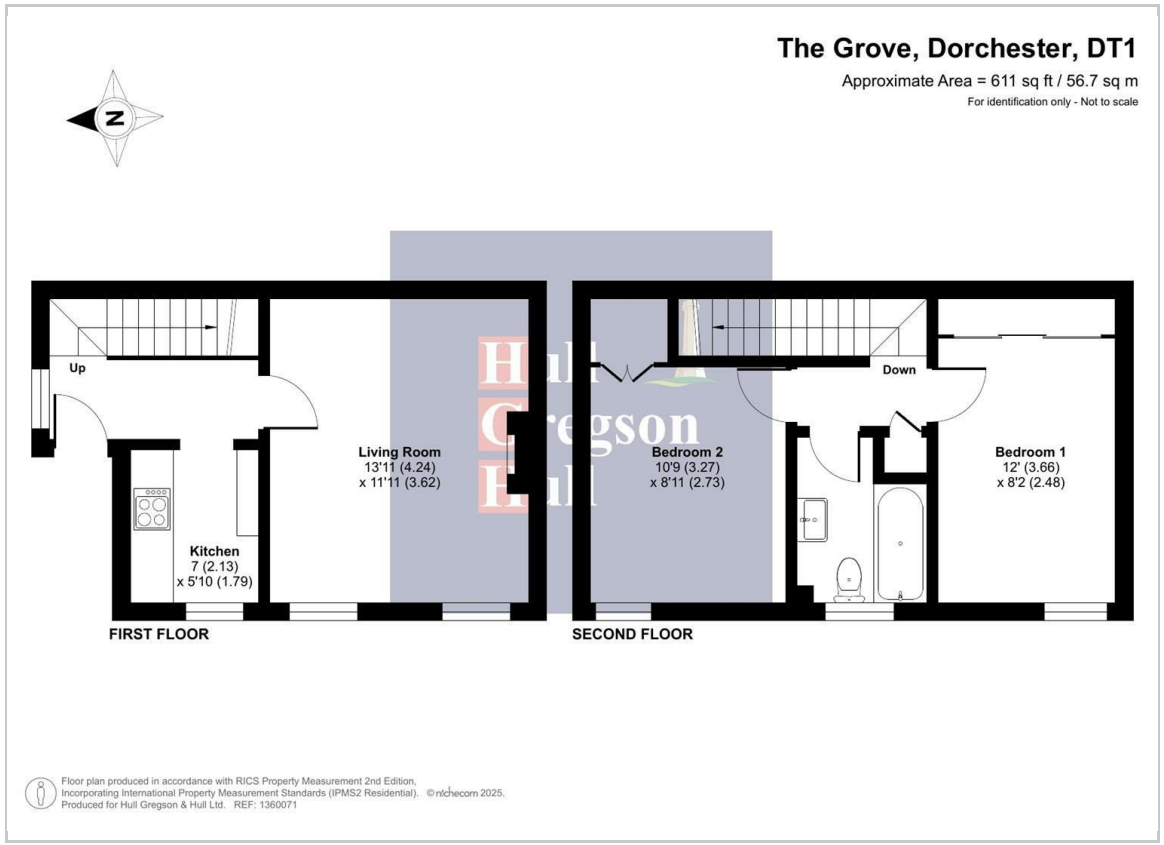
commuters. Offering great space in a great location, this apartment represents an IDEAL FIRST TIME PURCHASE or INVESTMENT opportunity and is well worth viewing to appreciate all it has to offer.

On entering, you are welcomed by an entrance hall that leads you into the kitchen. Neatly designed, the kitchen makes excellent use of space, with work surfaces and cabinetry set around the window, drawing in natural light. Just beyond, the property flows through to the generous living room, which is the heart of the home. This bright and well-proportioned space offers flexibility for both lounging and dining areas, with twin windows creating a pleasant outlook and enhancing the feeling of space. A staircase rises, leading to the upper level.

The staircase brings you to a small landing that connects the two bedrooms and bathroom. The main bedroom is positioned to one side of the property and offers a comfortable double room with a window that ensures plenty of light, paired with built in wardrobes. Adjacent, the second bedroom is also well-sized and versatile, suitable as a guest room, nursery, or home office. The bathroom is positioned centrally off the landing and features a three-piece suite, including a bath with shower, WC, and basin.



Perfectly positioned in the heart of Dorchester, this apartment benefits from immediate access to the town’s excellent amenities. A wide selection of shops, cafés, and restaurants are just a short stroll away, while both Dorchester South and Dorchester West train stations are within easy reach, providing direct links to London and the South Coast. The property also enjoys close proximity to local parks, cultural attractions, and schools, making it a superbly convenient base for both commuting and everyday living.



Living Room
13'10" x 11'10" (4.24 x 3.62)

Kitchen
6'11" x 11'10" (2.13 x 3.62)

Bedroom One
12'0" x 8'1" (3.66 x 2.48)

Bedroom Two
12'0" x 8'1" (3.66 x 2.48)

Dorchester Additional Information

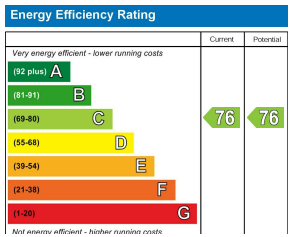
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

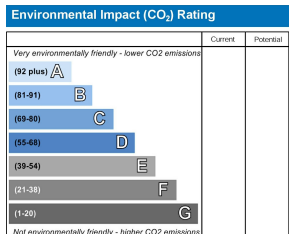
The lease commenced in 1974 with a term of 999 years. Resulting in 925 years remaining. The ground rent on the property is £5 per annum and the overall service charge is £890 per annum paid in two instalments. One payment of £500 in January and one payment of £390 in July.

Property type: Duplex Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
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.





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