



Princes Street
Dorchester, DT1 1RL

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**Offers In The
Region Of**



Princes Street

Dorchester, DT1 1RL

- Second Floor Apartment
- Allocated Parking
- Vendor Suited
- Well Presented
- Long Lease
- Town Centre Location
- Ideal First Time Buy Or Investment
- Stones Throw To Amenities
- Level Walk To Transport Links
- Secure Intercom System





A superbly situated ONE BEDROOM SECOND FLOOR apartment located in the heart of DORCHESTER town centre, offering a fantastic opportunity for FIRST TIME BUYERS and INVESTORS alike. This very WELL PRESENTED property benefits from OFF ROAD PARKING, GAS CENTRAL HEATING, and a LONG LEASE, providing both comfort and peace of mind. A SECURE INTERCOM SYTEM further enhances the security.

The accommodation is conveniently positioned within a LEVEL WALK of a wide range of LOCAL AMENITIES, including shops, cafes, restaurants, and excellent TRANSPORT LINKS. Dorchester South train station is just moments away, offering direct services to LONDON WATERLOO, making this an ideal choice for commuters.

The vendor is already SUITED, helping to facilitate a smoother transaction. Early viewing is highly recommended to appreciate the excellent location and quality accommodation on offer.

A secure intercom entry system provides access into



the building, with stairs rising to the second floor apartment. Upon entering, the hallway creates a welcoming first impression and provides access to all principal rooms within the property.

The lounge/diner is a wonderfully bright and inviting space, perfectly suited for both relaxing and entertaining. Seamlessly connecting to the kitchen area, the room enjoys a pleasant south-facing aspect, allowing copious amounts of natural light to flood through the space throughout the day. The attractive wood-effect flooring enhances the contemporary feel, creating a stylish yet comfortable environment to unwind in.

The kitchen is thoughtfully arranged with a range of eye-level and base units, offering ample work surface space for everyday cooking and meal preparation, together with plumbing for a washing machine.

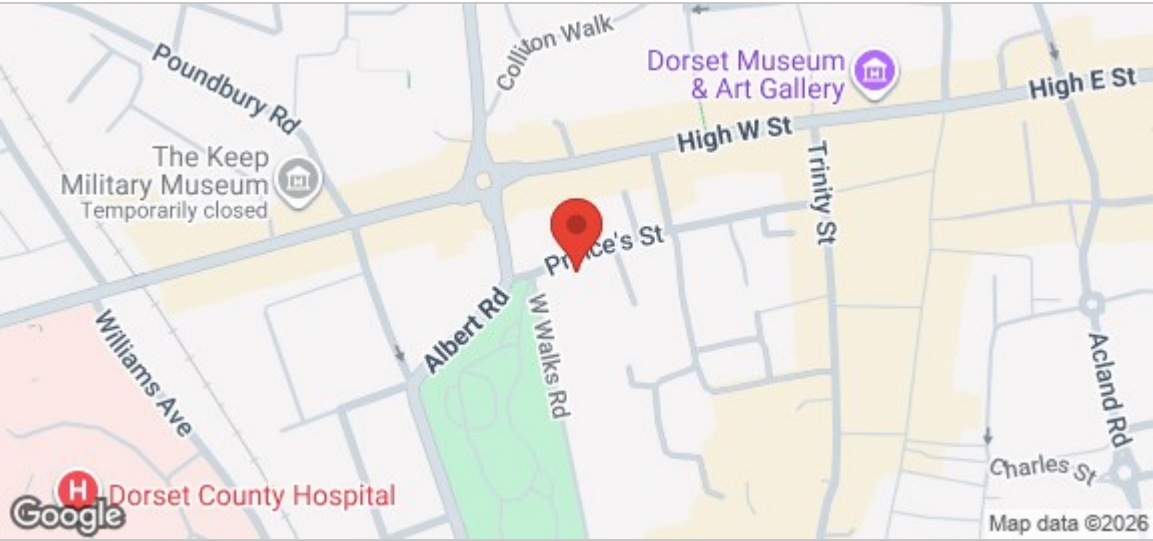
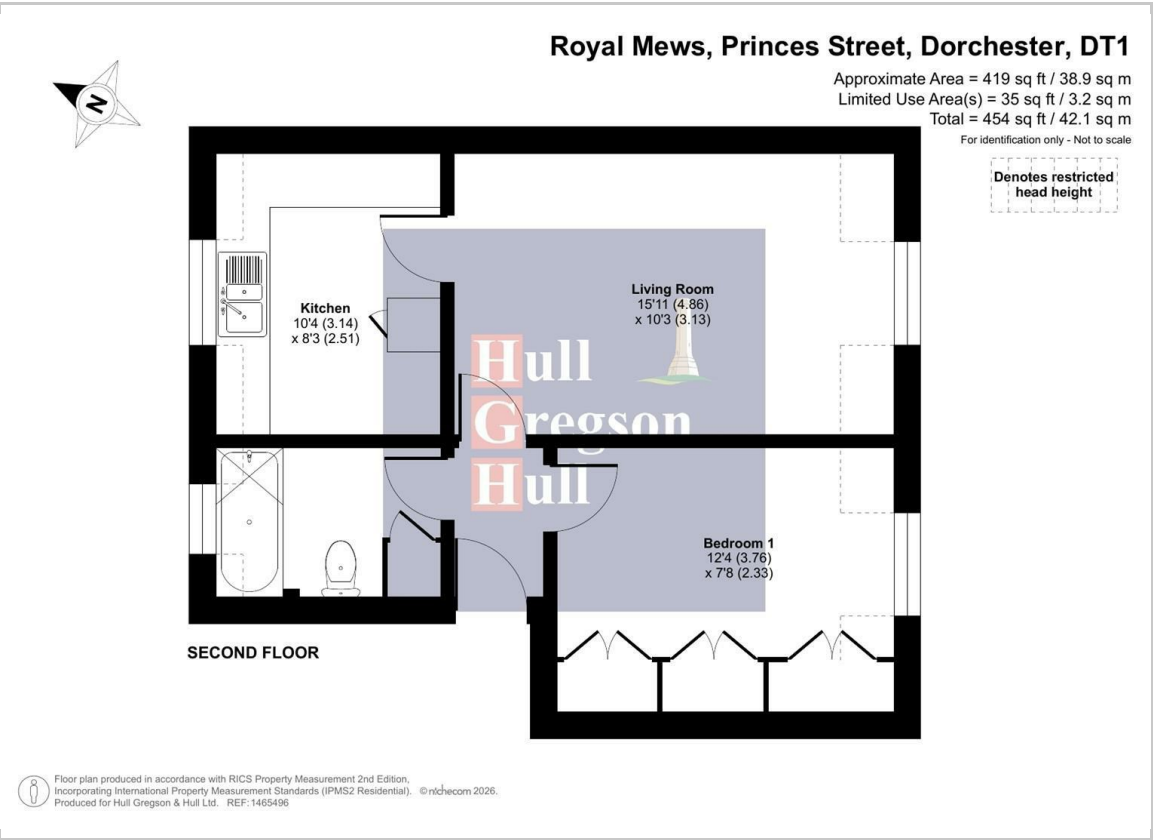
The bedroom is a generous double room, providing a peaceful retreat with ample space for additional traditional bedroom furnishings, ideal for creating a calm and comfortable atmosphere.

Completing the accommodation, the bathroom comprises a panel enclosed bath with shower over, wash hand basin, extractor fan, and W.C.

Externally, the property further benefits from one allocated parking space, a highly desirable feature for town centre living.

Perfectly positioned in the heart of Dorchester, the apartment enjoys the convenience of being just moments from an excellent range of shops, cafes, restaurants, and transport links, making day-to-day living exceptionally convenient and well connected.





Lounge
15'11" x 10'3" (4.86 x 3.13)

Kitchen
10'3" x 8'2" (3.14 x 2.51)

Bedroom
12'4" x 7'7" (3.76 x 2.33)

Bathroom
8'2" x 5'6" (2.49 x 1.68)

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 vendor informs us there is a 999 year lease which commenced in 1983. The service charge is £1,128.99 per annum and this includes ground rent and buildings insurance contributions.

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.gov.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		