



Wessex Road
Dorchester, DT1 2FH



£130,000 Leasehold



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- Private South-Westerly Facing Patio Overlooking Landscaped Communal Gardens
- Well Presented Ground Floor Retirement Apartment
- Spacious Living Room With French Doors Opening Onto The Patio
- Exclusive Owners' Lounge, Vibrant Social Calendar & Communal Laundry Room
- Lodge Manager Available Five Days A Week With Guest Suite For Visiting Family & Friends
- Wellbeing Suite Promoting An Active & Healthy Lifestyle
- Contemporary Fitted Kitchen With Integrated Appliances
- Generous Double Bedroom With Built-in Mirrored Wardrobe
- 24-hour Careline System Providing Complete Peace Of Mind
- Short Walk To Dorchester Town Centre, Railway Stations, Dorset County Hospital and Local Sainsbury's

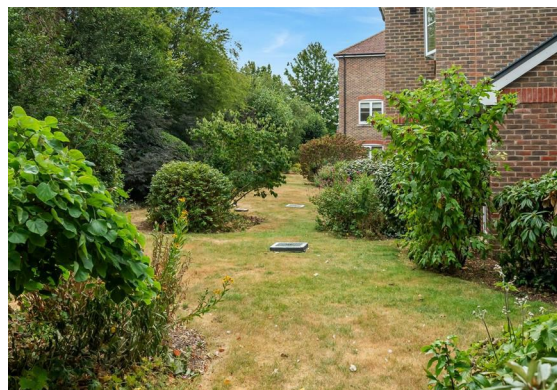




Well presented and perfectly positioned, this exceptional ground floor retirement apartment offers the ideal balance of independence, comfort and community living. Enjoying a private south-westerly facing patio overlooking the landscaped gardens, the apartment also benefits from a spacious living room, modern fitted kitchen with integrated appliances, generous double bedroom and excellent storage throughout. Residents enjoy exclusive access to an elegant Owners' Lounge, Wellbeing Suite, 24-hour Careline system, Communal Laundry Facilities, Lodge Manager and Guest Suite for visiting family and friends. Ideally located within a short stroll of Dorchester town centre, Dorset County Hospital and excellent transport links, Barnes Lodge offers a relaxed, secure and low-maintenance lifestyle in one of the area's most desirable retirement developments.

Please note the heating costs are **INCLUSIVE** within the annual service charge.

Entering the apartment, you are welcomed by a spacious entrance hallway that immediately creates a



feeling of light and practicality, complete with a generous walk-in storage cupboard providing excellent everyday convenience.

Positioned to the front of the apartment is the beautifully proportioned living room, offering ample space for both lounge and dining furniture. The feature electric fireplace creates an attractive focal point, while French doors open directly onto the private south-westerly facing patio, allowing natural light to pour into the room and providing a seamless connection to the attractive communal gardens—an ideal spot to enjoy the afternoon and evening sunshine.

Leading directly from the living room is the contemporary fitted kitchen, thoughtfully designed with a range of modern wall and base units complemented by integrated appliances and generous worktop space, making meal preparation both practical and enjoyable.

The double bedroom provides a peaceful retreat, benefitting from a built-in mirrored wardrobe together with plenty of additional space for further bedroom furniture if desired. A large window ensures the room remains bright and welcoming throughout the day.

Completing the accommodation is the well-appointed shower room, fitted with a spacious walk-in shower, WC, wash hand basin with vanity storage beneath and a heated towel rail, all designed with comfort and ease of use in mind.

Beyond the apartment itself, Barnes Lodge offers an outstanding lifestyle with beautifully maintained communal areas, an elegant Owners' Lounge and coffee bar, Wellbeing Suite, Guest Suite for visiting family and friends, a dedicated Lodge Manager available five days a week and a 24-hour Careline system providing reassurance and peace of mind. Situated within easy walking distance of Dorchester's bustling town centre, residents can enjoy a wealth of shops, cafés, restaurants, healthcare facilities and excellent transport connections, making this a wonderful opportunity to embrace secure, sociable and low-maintenance retirement living.



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