



Grove Court
Dorchester, DT1 1XL



Guide Price
£160,000 Leasehold



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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

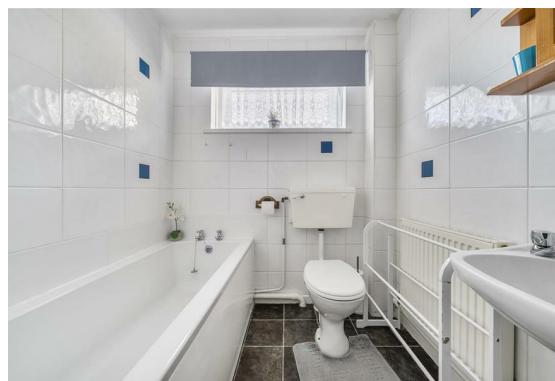


commuters. Offering great space in a great location, this apartment represents an IDEAL FIRST TIME PURCHASE or INVESTMENT opportunity and is well worth viewing to appreciate all it has to offer.

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.

