



High West Street
Dorchester, DT1 1UQ



**Asking Price
£85,000 Leasehold**

**Hull
Gregson
Hull**

High West Street

Dorchester, DT1 1UQ

- One Double Bedroom Retirement Apartment
- Well-Proportioned Open-Style Living Area
- Residents' Lounge & Communal Laundry
- 24 Hour Emergency Appello Call System
- Light & Airy Accommodation
- Fitted Kitchen
- Neutrally-Decorated Fitted Shower Room
- Desirable Town Centre Location
- Close to Local Transport Links
- Over 55s Only





Presented for sale with NO ONWARD CHAIN, is this ONE DOUBLE-BEDROOM RETIREMENT APARTMENT. The property is in a POPULAR TOWN-CENTRE LOCATION, is offered to residents 55 and over and presents a WELL-PROPORTIONED OPEN-STYLE LIVING AREA, COMMUNAL GARDEN and UNALLOCATED PARKING. Viewings come highly advised to fully appreciate the property.

Homechester House was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 4 floors each served by lift. The Visiting Development



Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system.

The apartment hosts an entrance hall, lounge, kitchen, one bedroom and bathroom.

The living room is a well-proportioned, open-style space flowing into the kitchen. The room provides ample space, is neatly presented and boasts a feature fireplace. The kitchen comprises white, modern-style units with grey worktops over.

The property boasts a generously-sized double bedroom. The room presents itself with built-in storage, a window spilling rays of sunshine into the room and hosts a double bed, two bedside units and ample storage facilities.

The apartment also benefits from a neutrally-decorated modern shower room. The room comprises a corner enclosed shower cubicle, WC and wash-hand basin with storage under.

The apartment owners share the benefit of a LAUNDRY ROOM, use of which is included in the maintenance charge, COMMUNAL GARDEN and UNALLOCATED RESIDENTS' PARKING.

The property is presented for sale with no onward chain, and viewings are highly advised to appreciate the property.





High West Street, Dorchester, DT1

Approximate Area = 458 sq ft / 42.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hull Gregson & Hull Ltd. REF: 1216486

Living Room

17'5" x 10'5" (5.33m x 3.2m)

Kitchen

7'4" x 5'4" (2.24m x 1.63m)

Bedroom One

14'4" x 8'7" (4.37m x 2.64m)

Shower Room

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. We are advised that the lease has approximately 60 years remaining and was sent up when the building was originally constructed in 1985. The vendors inform us that the annual service charge is approximately £3,175.00 per annum (paid in two amounts and the ground rent is approximately £427.06 per annum (payable in two amounts). Long Lets are allowed, holiday lets are not. Pets are on a permission first basis.

Property type: Apartment

Property construction: Standard

Mains Electricity

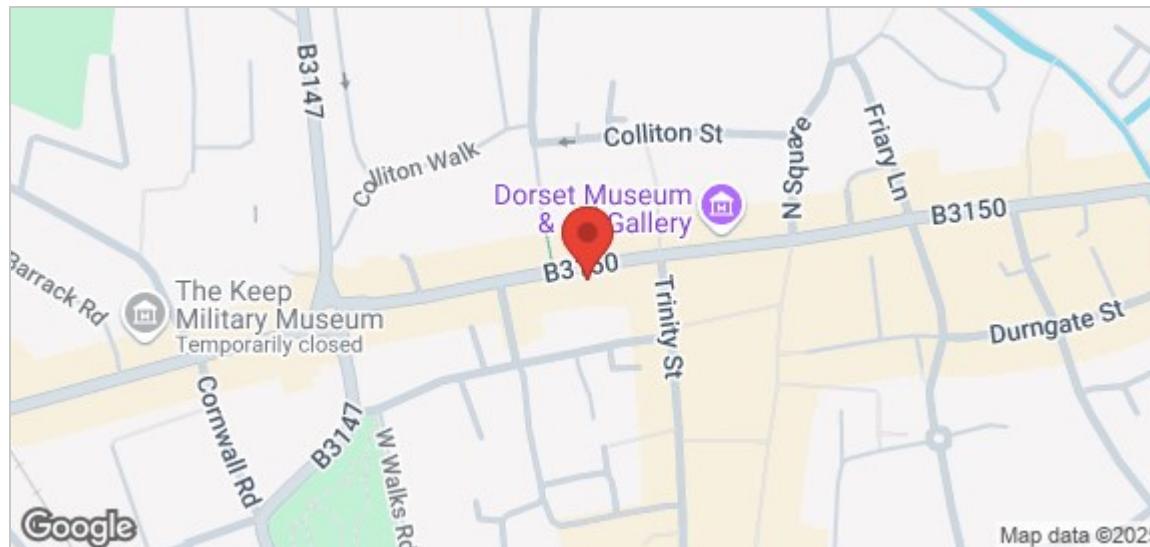
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A	75	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales