



Instinct Guides You



## Mount Skippet Way, Crossways, Dorchester £145,000

- Substantial Ground Floor Apartment
- Two Bedrooms & Study/Office Space
- Generous Kitchen Dining Room
- Close To Country Walks
- Communal Gardens and Parking
- Bus Route & Amenities Nearby



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Mowlam Tominey are delighted to present this generously proportioned GROUND floor apartment with the rare advantage of an ADDITONAL ROOM, set within beautifully maintained communal grounds in Crossways. The property is tastefully presented throughout and benefits from a spacious living room, a well-equipped kitchen, and convenient access to nearby amenities.

At the heart of the home, the bright and airy living room offers ample space for a variety of furnishings, with a large window flooding the room with natural light. The adjacent kitchen continues the theme of generous proportions, providing extensive fitted cabinetry, room for a dining table, and space for essential appliances.

The principal bedroom is impressively sized and enjoys a wide window outlook. The second bedroom is a well-proportioned single, complete with a built-in wardrobe. Unusually for an apartment, a separate study room adds superb versatility — ideal as a home office, craft space, or additional storage.

The accommodation is completed by a modern shower room, featuring a large shower enclosure, hand basin, and W.C, all set against striking decorative tiling.

Agents Comments - This property has a section 157 stating that If you have lived or worked in the area of Dorset for the 3 years immediately before making the application then you will be entitled to automatic consent. If you have not lived or worked in Dorset for the last 3 years, you will need to apply for discretionary consent.

### Room Dimensions

Kitchen / Dining Room 13'4" x 8'4" (4.08 x 2.55)

Living Room 12'9" x 11'3" (3.90 x 3.44)

Bedroom One 12'5" x 9'9" (3.79 x 2.99)

Bedroom Two 9'9" x 5'9" (2.99 x 1.76)

Study / Office 6'9" x 6'0" (2.07 x 1.85)

Shower Room 6'6" x 5'4" (2.00 x 1.64)

### Lease & Maintenance Information

The vendor inform us the property has a remaining lease length of 88 years, there is a service charge of £71.82 per month, pets are permitted upon request however holiday lets are forbidden.

We recommend these details are check by a solicitor before incurring costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.