



Flat 35 Redwood House

Hawthorn Road Charlton Down, DT2 9UH

Asking Price £180,000 Leasehold



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Situated in the desirable village of Charlton Down, Dorchester, this characterful Grade II listed apartment offers spacious accommodation with beautiful period features and impressive high ceilings.

The property comprises two double bedrooms, with the principal bedroom benefiting from an en-suite and fitted wardrobes, alongside a large lounge/diner. Externally, there are extensive communal gardens, one allocated parking space and additional visitor parking. This property would be perfect for a first time buyer or downsizers.

Entrance Hall

14'1" x 4'7" (4.3 x 1.4)

Window to front, storage cupboard, entry phone system.

Lounge Diner

22'11" x 13'1" (7.0 x 4.0)

Dual aspect Window, Fireplace with electric fire

Kitchen

16'4" x 7'6" (5.0 x 2.3)

A range of fitted eye level base and wall Cupboards and drawers, one and a half bowl sink unit, built oven, ceramic hob, space for washing machine, dishwasher & Fridge freezer

Bathroom

7'10" x 5'2" (2.4 x 1.6)

Recently fitted contemporary white marble suite offering a panel bath with shower and screen above, wash hand basin with cabinet below, WC, black heated towel rail and modern marble effect tiling and tiled floor

Bedroom 1

15'8" x 10'5" (4.8 x 3.2)

Window to Rear

En-suite

7'10" x 5'6" (2.4 x 1.7)

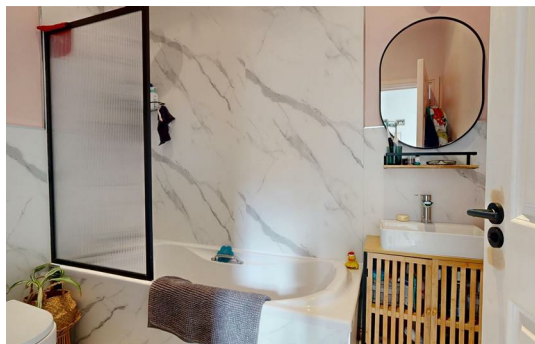
Tiled shower cubicle, wash hand basin, WC, Black heated towel rail

Bedroom 2

11'9" x 11'1" (3.6 x 3.4)

Window to rear





Outside

Shared communal gardens laid with lawn

Parking

One allocated parking space with plenty of visitor spaces

Lease & Maintenance

999 Years from April 2001 with 973 years remaining.

Ground Rent- £300 Per Annum

Service Charge- £3,664 Per Annum Paid 6 monthly

Pets allowed with consent

Council Tax

Council Band D with Dorset Council

Flood Risk

Very low risk from rivers sea or surface water

Construction

Solid Brick elevations under tiled roof

Phone and Broadband signal strength and coverage

Mobile phone signals Vodafone, O2 & EE and 3 are Average

TV, Sky & BT are available. Virgin is not available

Broadband estimated standard 20 mbps superfast 1800 mbps ultrafast Not available

Legal 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 & 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.

Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

