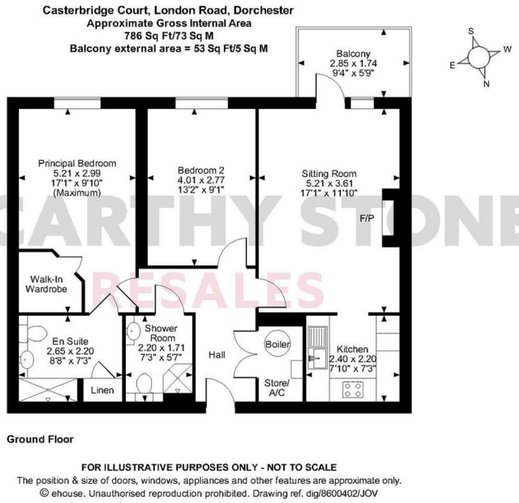
Excellent

Trustpilot

McCarthy & Stone
Resales.



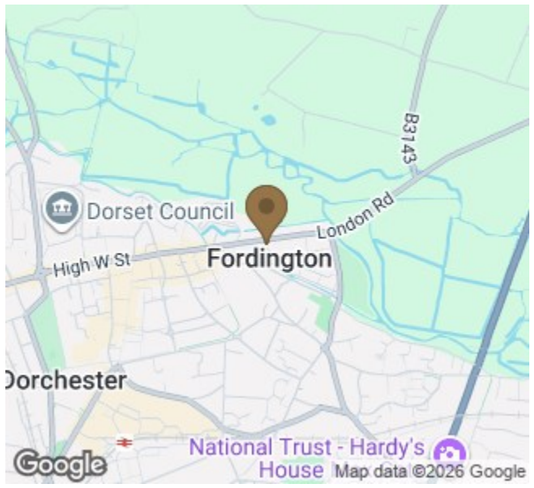

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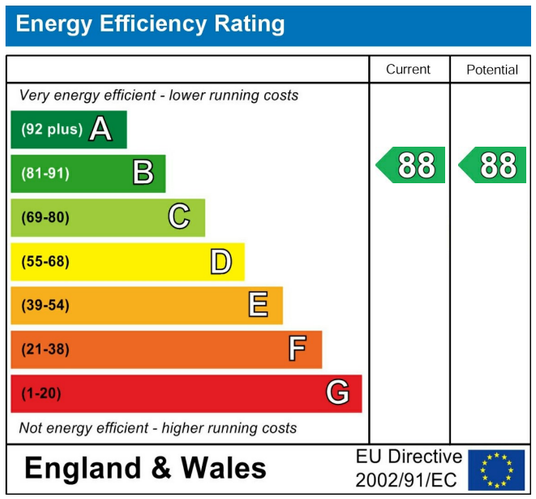









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Registered in England and Wales No. 10716544

The Property Ombudsman

## 10 Casterbridge Court

London Road, Dorchester, DT1 1WY

2 2 Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Casterbridge Court could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £300,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Ground Floor Apartment
- Well Equipped Kitchen With Integrated Appliances
- Living Room With Walk Out Balcony Overlooking Gardens
- Two Double Bedrooms - Master En-Suite
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens With Patio Seating Area
- Close To Town Centre
- Excellent House Manager Who Oversees The Smooth Running Of The Development
- 24/7 Careline & Secure Entry System
- Guest Suite For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 10 Casterbridge Court, Dorchester

2 | 2 | Asking price £300,000

### Casterbridge Court
At our Retirement Living development, Casterbridge Court, you can own your own apartment just minutes from this bustling market town centre. Having first been settled in prehistoric times, Dorchester has a fascinating history, with some of the country's best preserved Roman ruins.
Casterbridge Court's beautiful design combines seamlessly with practicality to make your life easier, from ample storage to raised sockets and appliances. For socialising with your fellow homeowners, there is a cosy communal lounge as well as wonderfully landscaped gardens.
Safety, security and accessibility are of utmost importance to us. If you have an issue, the House Manager will be available during office hours and there is a 24/7 call system for emergencies. A camera entry system ensures security throughout the development, and lifts to all floors makes the development fully accessibly to all.

It's so easy to make new friends and to lead a busy and fulfilled life at Casterbridge Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

### The Local Area
A wealth of amenities sit on the doorstep of Casterbridge Court. Within a 15-minute walk you can reach the local supermarket, medical centre, pharmacy, fitness centre and library, as well as various banks, shops, cafes, pubs and restaurants. The town is also served by a great bus service, as well as two train stations.
For a spot of shopping or to catch up with friends, head to Brewery Square. The historic Dorchester Brewery site has been converted into a cosmopolitan hub of eateries, leisure facilities and independent businesses. Enjoy great food, fabulous shopping and spectacular events in this cultural and retail hotspot.
Dorchester's many museums lead you from the prehistoric era to modern day. The Terracotta Warriors Museum, the Dinosaur Museum, The Roman Town House and The Keep Military Museum are just some of the many fascinating museums and sites the town has to offer.

If you like a good mystery, Maumbury Rings is a must see. Having stood for nearly five thousand years, the original function of this monument is still unknown, although several theories do exist. Come and discover the henge for yourself and put your own theory to the test. And, in summer, enjoy one of the many free music events hosted there, including the Dorchester Arts Festival, battle re-enactments and even open air performances of Shakespeare.

### 10 Casterbridge Court
Situated on the ground floor, this beautifully appointed two-bedroom apartment enjoys a convenient position close to the development's excellent facilities, including the welcoming communal homeowners' lounge.

The spacious living room provides an ideal space for both relaxing and entertaining, featuring a modern electric fireplace which creates an attractive focal point, alongside doors opening directly onto a delightful south-facing walk-out balcony overlooking the landscaped communal gardens. The modern, well-equipped kitchen offers a stylish and practical space, while the principal bedroom benefits from a walk-in wardrobe and a contemporary en-suite shower room. The second double bedroom offers excellent versatility and could alternatively be utilised as a separate dining room or hobbies room.

A separate guests' shower room provides additional convenience, while a useful airing cupboard/store is also accessed from the entrance hall.

### Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- No parking space is included within the sale of this apartment

### Social Lifestyle
The Communal Lounge is at the heart of the community at Casterbridge Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

### Landscaped Gardens
One of the main social hubs of Casterbridge Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

### Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,602.27 per annum (up to financial year end 28/02/2027).

### Lease:
999 Years from 01/01/2021
No ground rent payable.







