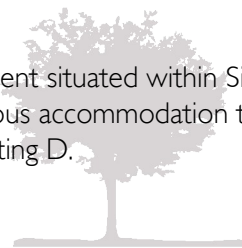




Maumbury Gardens, Dorchester

Offered for sale with no forward chain is this two bedroom first floor apartment situated within Signature House, a wonderful over 55s development located in Brewery Square in the heart of Dorchester town centre. The apartment offers light and spacious accommodation that is well presented throughout and benefits from the use of the delightful communal gardens and a secure, underground allocated parking space. EPC rating D.

Asking price £260,000



Apartment 16, 3 Maumbury Gardens, Signature House, Dorchester, DT1 1WF

Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities. Two cinemas, several museums, History centre, leisure centre, weekly market, many excellent restaurants and public houses and riverside walks. The catchment schools are highly rated and very popular with those in and around the Dorchester area. Doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads and Weymouth and other coastal towns and villages, and a regular bus routes to adjoining towns.

Signature House

Signature House offers 42 apartments, a state of the art purpose built building that enjoys a wealth of amenities including a restaurant, library, roof terrace, hair salon and guest suite. There is a secure video door entry system, plus emergency pull cord system in the apartments. There is a dedicated on-site house manager working closely with the Residents Association who arrange regular activities and events. Additionally there are a range of individually tailored services available, including home care, catering, cleaning and laundry available at additional costs.

Entrance

Enter the building via communal doors into a welcoming reception area, secured by a fob entry system and benefiting from an intercom system. Stairs and a lift provide convenient access to all floors.

Apartment 16

Entrance is gained via a spacious hallway, which provides access to all accommodation and benefits from two useful storage cupboards. The hallway also houses the intercom and pull-cord system, providing added security and peace of mind.

Kitchen

The kitchen area is fitted with a comprehensive range of modern wall and base level shaker style units that provide ample storage options with work surface over. There is a one and a half bowl stainless steel sink with mixer tap and drainer together with a selection of integral appliances including an electric eye level oven, a four ring electric hob with extractor hood over, a washing machine, a dishwasher and a fridge freezer. The room is finished with wood effect flooring and decorative tiling that compliments the decor perfectly. A good sized window sits beside the glazed door that provides access to a delightful balcony.

Living Room

The living room enjoys generous dimensions and receives plentiful natural light. The room is finished in tasteful decor and benefits from a dual aspect.

Bedrooms

The principal bedroom is a good-sized double room featuring a fitted double wardrobe and a large window allowing plentiful natural light. The room benefits from en-suite facilities comprising a low-level WC, wash hand basin and panel-enclosed bath.

The second bedroom is generously proportioned and finished with neutral décor and carpeting. A window provides the room with plenty of natural light.

Wet Room

The apartment benefits from a wet room, tastefully fitted with a modern suite comprising a low level wc, a pedestal wash hand basin and shower.

Externally

The property benefits from an allocated under ground parking space.

Mobile and Broadband

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>



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Agents Notes

We are advised there is an annual service charge of approx £4666.66 and an annual ground rent of £250.00

We are advised that the length of the lease is 125 years from the date 1 October 2012.

Any potential purchaser will require prior approval from the House Manager.

Please be advised that additional fees may be incurred for items such as leasehold packs.

Consent for pets is required.

The lease contains a right to park in the parking space numbered 32.

Services

Mains electricity, water and drainage are connected.

Electric central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

Council tax band D.

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

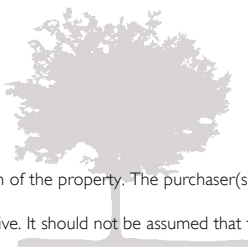
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

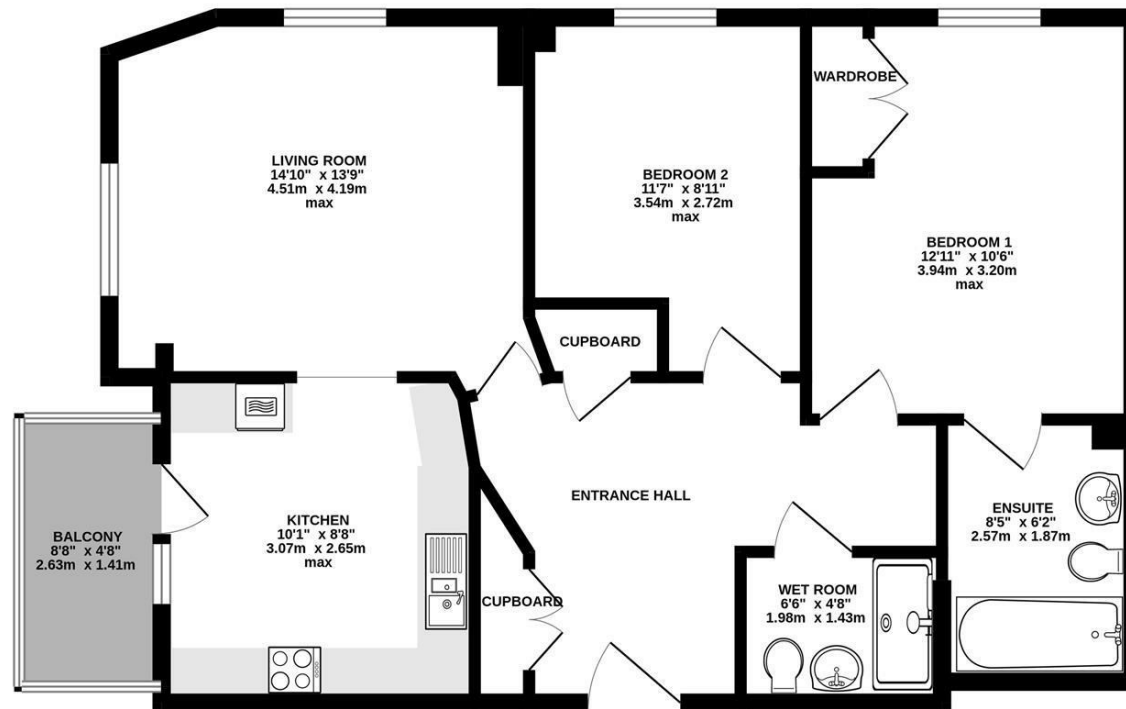
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
698 sq.ft. (64.8 sq.m.) approx.

