



WADHAM HOUSE HIGH WEST STREET

Dorchester, DT1 1UT

O.I.R.O £230,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This is an expansive light and airy Grade 2 Listed period apartment with pleasant, open outlooks, in a great location, offered for sale with no onward chain. Period features include fireplaces, coving and picture rails. These add to a sense of grace and luxury with the quality fittings and thick carpets. Most of the apartment is decorated in a muted light grey. There is a parking space which is a real bonus. AGENTS NOTE: Under the 1979 Estate Agency Act, we are by law required to inform you that the above property is owned by a relation of an employee of The Property Group (2010) trading as Mayfair Town & Country.

Situation

The county town of Dorchester is steeped in history with many places of interest and several museums. The property is conveniently situated for the town centre with it's range of independent shops, restaurants and coffee shops. There are two cinemas and the modern development at Brewery Square provides more shops and entertainment facilities. There are excellent transport links to both London Waterloo and Bristol Temple Meads.

The local area

Situated amongst rolling Dorset countryside Dorchester is ideally placed to explore all that Dorset has to offer. There are many excellent walking and cycling routes and the stunning Jurassic Coast, with it's beaches and coves is within a short drive.

Local Authority

Dorset Council Tax Band: B

Tenure: Leasehold - Share of Freehold

EPC Rating: E



| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | 52 | | 64 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Entrance Hall

There is a buzzer intercom system for visitors. A large front door opens into spacious communal Entrance Hall with wide stairs rising to upper floors.

Apartment Four

Located on the second floor, an extremely thick heavy door opens into the apartment itself where there is a hallway with doors off to all rooms. Built in storage cupboards at one end.

Sitting Room

A big square room with sash window to front aspect. Period fireplace feature. There are views across historic Dorchester and fields in the distance on the horizon.

Bedroom 1

A generous double room with two sash windows to front aspect. Period fireplace feature.

Bedroom 2

Another large well proportioned room with sash window to rear aspect. Period fireplace feature. Pleasant leafy outlook across the town to countryside beyond.

Kitchen

Generous range of fitted base and wall units. Laminate worktops, fitted glass hob, integrated oven and grill, stainless steel extractor hood, integrated fridge and freezer, one and a half bowl resin sink. Window to rear aspect.

Bathroom

White suite in a period style comprising close coupled WC and wash hand basin. Large glass screen shower cubicle with overhead drench rose and further handheld shower on riser kit. Tiled floor. Plumbed ladder style chrome towel radiator. Window to side aspect.

Useful Information

992 Years remaining on lease.

£2000 annual service charge.

Each leaseholder owns a share of the freehold.

Mains electricity, water and drainage are connected to the property. For broadband and mobile phone signal please refer to the Ofcom checker on their website.

Parking Space

At the rear of the property is a parking space in a residents' car park.

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Material Information..

Additional information not previously mentioned

- Mains electric. No Mains gas. Mains water supply.
- Electric Heating.
- Mains Sewerage
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

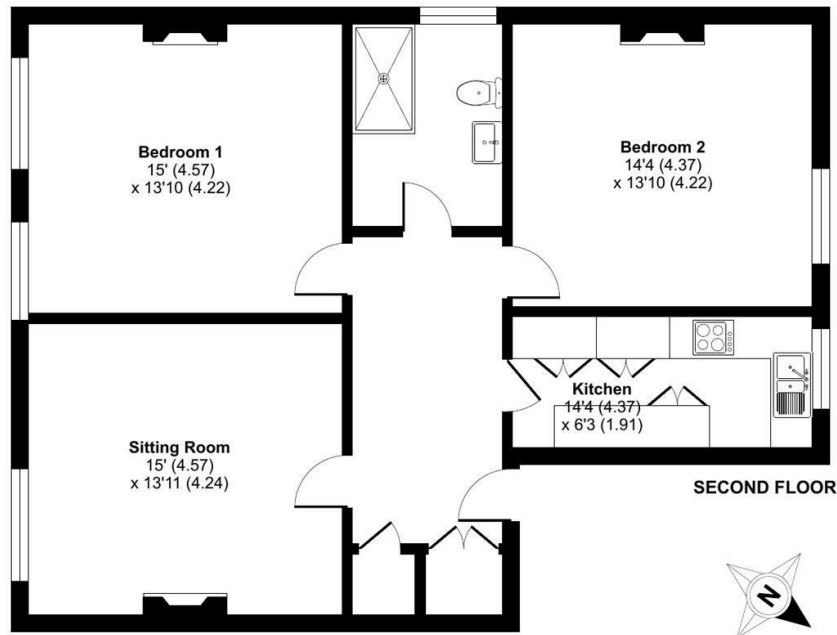
Flood Information:

flood-map-for-planning.service.gov.uk/location

High West Street, Dorchester, DT1

Approximate Area = 941 sq ft / 87.4 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). © richcom 2023. Produced for Mayfair Town & Country. REF: 980057



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

dorchester@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

