



AUSTIN
ESTATE AGENTS

Robins Garth

Dorchester

Dorset

DT1 1RA

£180,000

SUMMARY

- First Floor Apartment Requiring Some Updating
- Two Bedrooms
- Garage & Communal Parking
- Communal Gardens
- No Forward Chain
- Private Entrance
- Kitchen / Breakfast Room
- Light & Airy Accommodation
- Double Glazing & Electric Central Heating
- Sought After Location in Quiet Cul-de-Sac





SUMMARY OF ACCOMMODATION

GROUND FLOOR

Entrance Hallway

FIRST FLOOR

First Floor Landing

Lounge 16' 1" x 11' 9" (4.89m x 3.57m)

Kitchen / Breakfast Room 14' 2" > 9' 9" (4.31m > 2.96m)
x 8' 5" > 4' 6" (2.57m > 1.36m)

Bedroom One 12' 8" x 8' 4" max (3.86m x 2.55m max)

Bedroom Two 8' 5" x 9' 5" max (2.57m x 2.88m max)

Bathroom 6' 6" x 5' 7" (1.97m x 1.69m)

OUTSIDE

Communal Gardens

Garage (In Block)

Parking

THE PROPERTY

We are pleased to offer for sale this two bedroom, first floor apartment which benefits from a pleasant level walk to Dorchester town centre along South Walks Road with its many amenities. The property does require some cosmetic updating, which is reflected in the price and is being sold with no onward chain. The apartment boasts its own private entrance on the ground floor, with a set of stairs ascending to the first floor.

Upon entering the apartment you are met with a hallway benefiting from two storage cupboards. The lounge is spacious with two windows allowing for plentiful natural light and offering a pleasant outlook over the communal gardens. The kitchen/breakfast room is fitted with a range of eye level and base units with space for kitchen appliances including a cooker, washing machine and fridge freezer.

The two bedrooms are both a good size and overlook the communal gardens and have the added advantage of fitted wardrobes. The bathroom comprises a WC, pedestal wash hand basin and a panelled bath with shower over.

The apartment comes with its own garage and has use of the well-tended communal gardens and parking. Robins Garth is conveniently positioned within walking distance of Dorchester town centre with its many shops, restaurants, cafes and county hospital.

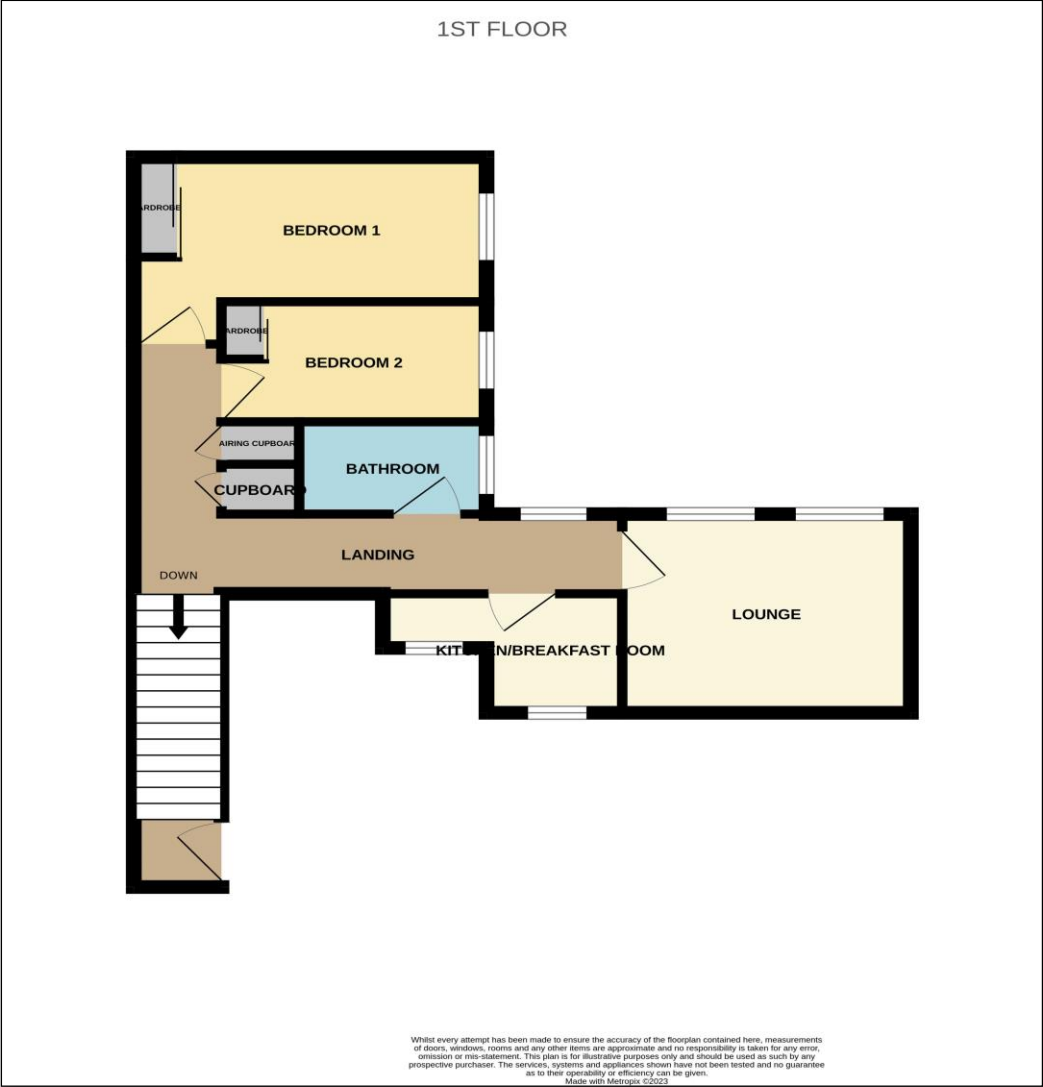
For more information and to arrange a viewing, please contact Austin Estate Agents.

The vendor informs us that the lease is approximately 255 years in length. The annual service charge is £1,515.00 and the ground rent £10.00 per year. The current annual buildings insurance premium is £95.18. Lettings are permitted, but no pets are allowed.





FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: C TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.