



AUSTIN   
ESTATE AGENTS

## Signal House

Bitter End

Dorchester

Dorset

DT1 1WN

£80,000

### SUMMARY

- 40 % Shared Ownership (Not available as a buy-to-let)
- Two Bedroom Second Floor Apartment (with Lift)
- Secure Underground Parking For One Vehicle (Option for additional external Space £)
- Two Private Balconies
- Modern Open Plan Kitchen
- Secure Intercom Entry System
- Well Located For Town Centre Shops, Hospital & Schools
- Modern Bathroom
- Well Presented
- Double Glazing & Modern Heating System





## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

#### Open Plan Lounge / Dining Room / Kitchen plus Balcony

15' 1" > 18' 6" (4.61m > 5.64m) x 15' 2" > 9' 3" (4.62m > 2.81m)

#### Bedroom One 12' 0" x 10' 11" (3.66m x 3.34m)

#### Bedroom Two plus Balcony 11' 5" x 10' 10" (3.48m x 3.29m)

### Bathroom

### OUTSIDE

#### Secure Underground Parking

#### Additional Parking Available at a Small Charge



## THE PROPERTY

We are delighted to offer to the market this beautifully presented, purpose built, second floor modern apartment. This generously sized apartment boasts a large open plan lounge/kitchen/diner area, two bedrooms and modern bathroom. The apartment benefits from double glazing and air circulation heating plus radiators. The building boasts lift access to all floors and access to the secure underground car park, where the property offers an allocated parking space. The property is situated within easy walking distance of Dorchester's bustling town centre. Access is gained via the building's secure communal entrance, with telephone entry system.

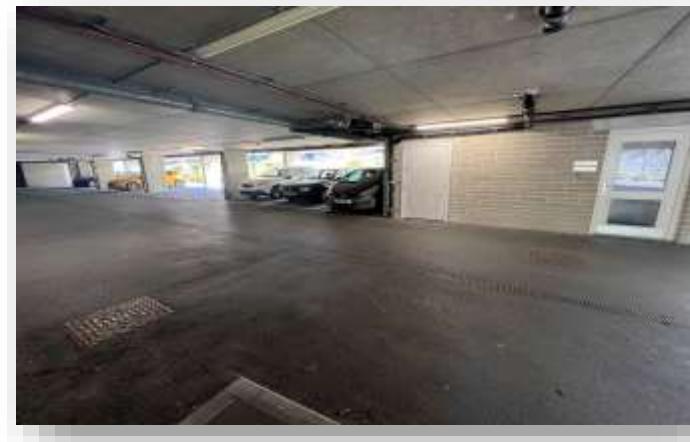
Upon entering the building both stairs and lift provide access to the apartment, which is located on the second floor. Inside the apartment there is a welcoming entrance hallway, where doors lead to all principal rooms. The main feature of the larger than average apartment is the open plan, light and airy, lounge / kitchen / dining area. The lounge / dining area is a spacious area, boasting windows and a door which allows ample amounts of natural light to flood the room and leads to a private balcony. The modern fitted kitchen area offers a range of contemporary eye and base level storage cupboards, along with an integral hob and oven. There is space for additional kitchen appliances. Both bedrooms one and two are double rooms, with bedroom one being a sizeable double and bedroom two enjoying an additional private balcony. Completing the accommodation is the bathroom, comprising panelled bath with shower over, wash hand basin and WC.

Located in a gated underground car parking the apartment benefits from an allocated parking space. The car park can be internally accessed via the communal hallway, where the lift descends to the lower ground floor. The current vendors also rent an additional external parking space for £6.00 per calendar month.

The apartment is within walking distance of Dorchester Town Centre. The market town of Dorchester enjoys a range of shops, bars, cafes, restaurants with well renowned schools and a county hospital. The area is further enhanced by the Brewery Square complex boasting a range of boutique shops, bars, cafes, restaurants, fitness centre and a cinema overlooking the fountains in the square. Dorchester South mainline train station, with routes to Bristol Temple Meads and London Waterloo, is also within close proximity.

For further information, or to make an appointment to view this fabulous apartment, please contact Austin Estate Agents.

The vendor is selling 40% of the property on a shared ownership basis in conjunction with Magna Housing. We are informed that the ground rent is £235.87 per month and the rent for the remaining 60% of ownership is £174.91, this includes the water and heating for the apartment. The lease has 114 years remaining. Lettings and pets are not permitted. We would advise you to obtain confirmation of these charges via your solicitor. **Purchasers will be required to complete a Magna Housing Application Form for approval.**

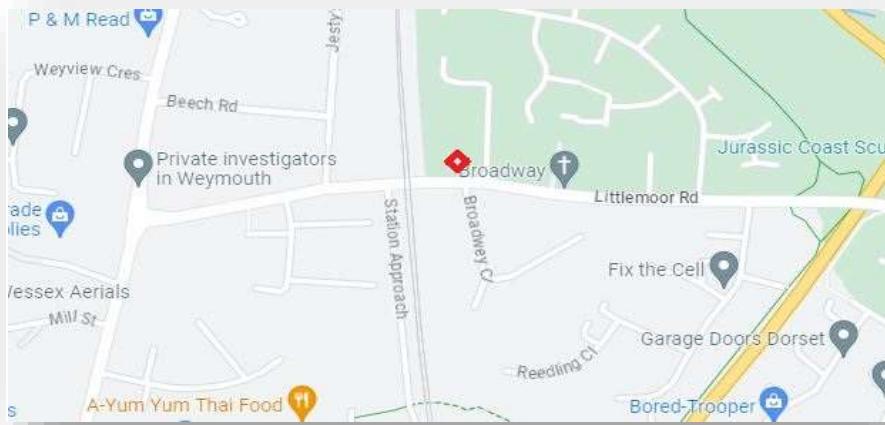


## FLOORPLAN:

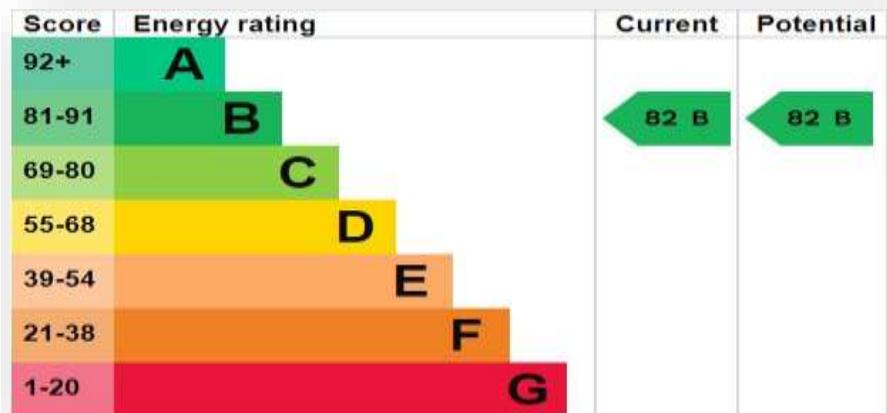
GROUND FLOOR



## LOCATION:



## EPC:



COUNCIL TAX RATING: B

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.