



AUSTIN
ESTATE AGENTS

The Stables

Walpole Court

Puddletown

Dorchester

DT2 8TJ

Offers over £230,000

SUMMARY

- Exclusive Grade II Listed
- Two Bedroom First Floor (with Stair Lift)
- Retirement Apartment (Over 55's)
- No Forward Chain
- Lounge & Dining Area
- Beautiful Communal Garden, Communal Summer House & Views
- Private Garage & Communal Parking Area
- Residential Estate Manager & Emergency Care Line
- Guest Suite & Laundry Room
- Modern Fitted Kitchen & Bathroom





SUMMARY OF ACCOMMODATION

APARTMENT

Dining Area 13' 0" x 9' 11" (3.97m x 3.03m)

Lounge 14' 9" max x 14' 7" max (4.50m max x 4.44m max)

Kitchen 9' 3" x 7' 8" (2.82m x 2.33m)

Inner Hallway

Bedroom One 12' 4" > 8' 4" (3.77m > 2.53m) x 17' 10" > 10' 7" (5.44m > 3.22m)

En Suite WC

Bedroom Two 9' 0" to wardrobes x 7' 7" (2.75m to wardrobes x 2.30m)

Bathroom 6' 5" x 5' 11" (1.96m x 1.80m)

Garage (in Block)

COMMUNAL AREAS

Laundry Room

Guest Suite

Gardens

Summerhouse

Parking



THE PROPERTY

We are delighted to offer for sale this Grade II listed, first floor, apartment within Walpole Court, an exclusive retirement development created from the former stables of a 17th Century country house. Situated in the picturesque village of Puddletown, this stunning first floor apartment is very well presented throughout and comes to the market with no onward chain and boasts spacious accommodation which includes two bedrooms, a dining area, lounge, modern fitted kitchen, en-suite WC, bathroom and garage in a block. The development is set within beautiful communal grounds for the residents and their guests to enjoy.

From the communal reception, the apartment can be found on the first floor via stairs (with stair lift). Entrance to the apartment gives access to the dining area with a secondary glazed window overlooking the courtyard and hosts the security entry phone. From here are doors to the lounge, kitchen and inner hallway. The spacious, dual aspect, lounge enjoys a pleasant outlook over the surrounding area towards Puddletown Church as well as a feature fireplace with electric fire. The kitchen has a range of modern 'shaker' style eye level and base units further enhanced by a range of integral appliances including a double electric oven, electric hob, extractor fan, fridge, freezer, washing machine and kickboard fan heater. The two bedrooms both boast fitted wardrobes. The expansive, dual aspect, main bedroom also benefits from an ensuite WC with vanity wash hand basin. The bathroom houses a modern suite comprising panelled bath, with vanity wash hand basin, WC, additional matching storage cupboards and heated towel rail.

The communal areas of this retirement development are exceptionally maintained and include communal parking areas to the front and side, a guest suite for visitors, a laundry room and the use of the house manager on site (each apartment hosts a personal alarm system). The grounds of this retirement development are beautifully maintained by the management company and include lawned areas, a large summerhouse and seating areas to take in the surroundings.

The village of Puddletown is exceptionally sought after due to its high levels of amenities. Puddletown Forest is within close proximity to the property and the area offers an abundance of natural beauty. The National Heritage Jurassic Coastline is easily accessible being a short drive away. The county town of Dorchester is just five miles away and offers a wide range of restaurants, shops, highly regarded schools and a main railway line offering direct access to London Waterloo.

The vendor informs us that to reside within Walpole Court, occupiers have to be 55 years or over. There is no ground rent. The lease has 110 years remaining with an annual service charge of £6,924.00. Long term letting and pets are permitted with prior approval from the landlord.

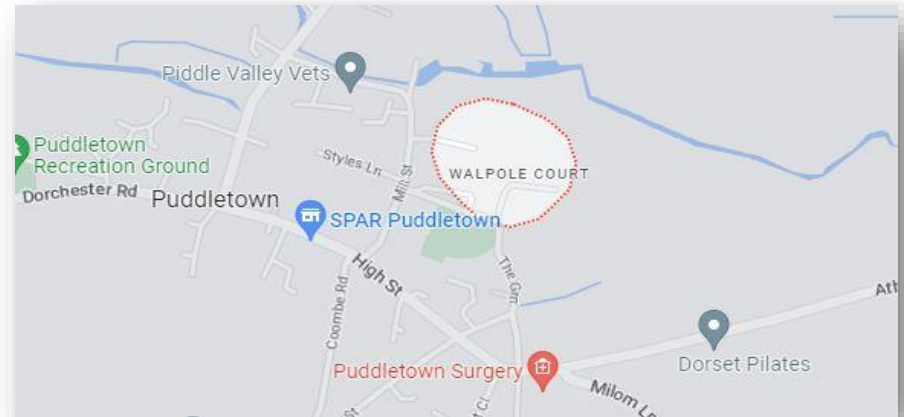




FLOORPLAN:



LOCATION:



COUNCIL TAX RATING: E

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.