

35 Culliford Court

Culliford Road North, Dorchester, Dorset, DT1 1US



PRICE: £137,000

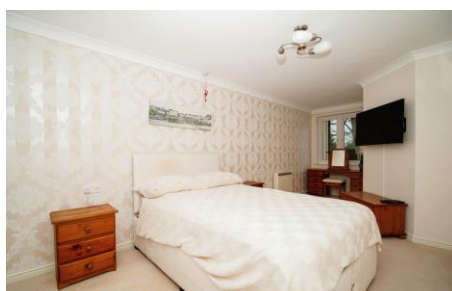
Lease: 125 years from 2007

Property Description:

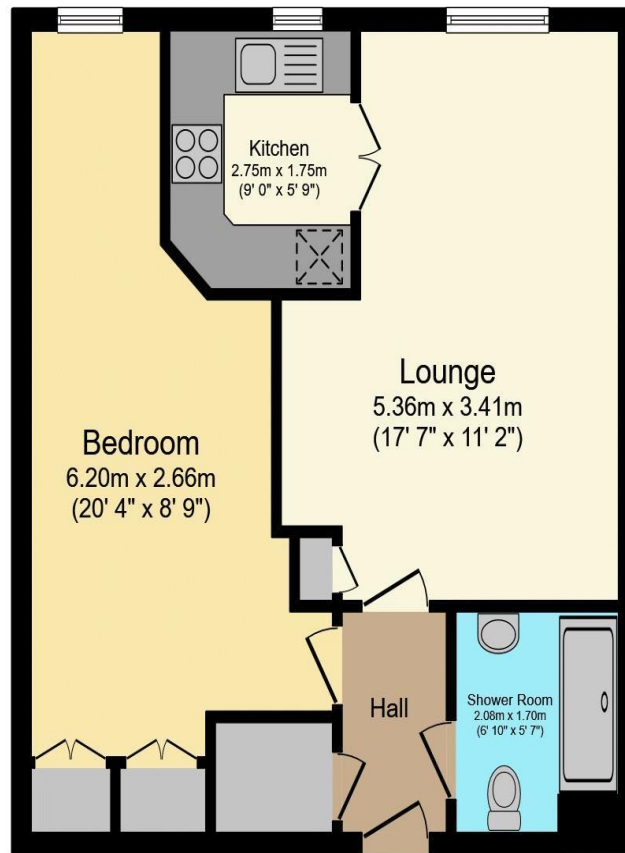
A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Culliford Court was built by McCarthy & Stone and consists of 45 apartments arranged over two floors each served by a lift. The development is located within extensive grounds and is convenient for access to the local shops and amenities of Dorchester. The apartments consist of one or two bedrooms, entrance hall, lounge/dining room, fitted kitchen, and bathroom. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Residents' lounge and Laundry room
- Guest suite
- Minimum Age 55
- Development Manager
- Emergency Appello call system
- Communal gardens & Car Park
- Mobility scooter store
- Lease: 125 years from 2006



**For more details or to make an appointment to view, please contact
Rachel Hazell**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

For Financial Year Ending:

28/2/25

Annual Ground Rent:

£395.00

Ground Rent Period Review:

2029

Annual Service Charge:

£3994.46

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.