



Asking Price £178,000 Leasehold

1 Bedroom, Apartment - Retirement

20, Barnes Lodge 1-40 Wessex Road, Dorchester, Dorset, DT1 2FH



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Barnes Lodge

Barnes Lodge is a delightful development of 40 one and two bedroom apartments located in the historic town of Dorchester. The nearby bustling high street is home to a number of specialist shops, boutiques, restaurants, coffee shops and high street chains with a Sainsbury's close by.

The Dorset County Hospital is a short walk away with a number of pharmacies available on the High Street.

Barnes Lodge is ideally located with access to regular bus routes, a short walk to Dorchester West and South train stations offering services to Weymouth, Bristol Temple Meads, Gloucester and London Waterloo.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

There is also a Wellbeing Suite.

Barnes Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Barnes Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Barnes Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.





# Property Overview

Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment overlooking the communal garden. The property is conveniently located for the lift and is presented in good order.

The Lounge is a good size and offers ample space for living and dining room furniture.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over and a fridge / freezer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom first floor retirement apartment
- Overlooks the communal garden
- Conveniently located for the lift
- No forward chain
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar
- 24-hour Careline system for safety and security
- Owners Wellbeing Suite
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



# Key Information

Service Charge (Year ending 31st May 2024):  
£4,294.24 per annum.

Ground Rent: £644.44 per annum. To be reviewed  
April 2028.

Council Tax Band D

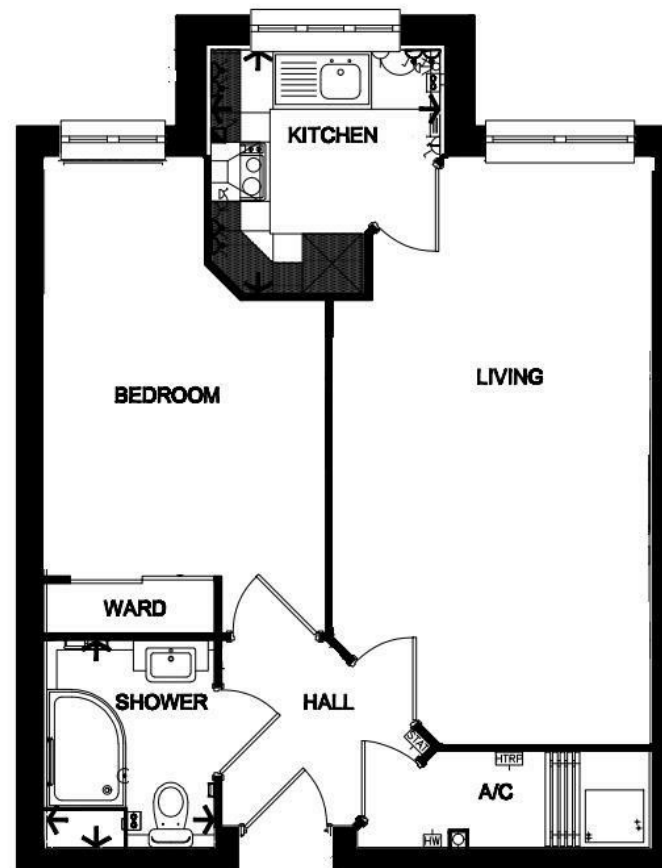
125 year Lease commencing May 2014

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, air source heating for the apartment and communal areas, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: C



Living	Width	10'-6" [3205]	max	Length	19'-5" [5910]	max
Kitchen	Width	7'-8" [2325]	max	Length	8'-1" [2465]	max
Shower	Width	5'-7" [1695]	max	Length	6'-11" [2100]	max
Bedroom	Width	9'-3" [2830]	max	Length	13'-10" [4210]	max

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





☎ 0800 077 8717

✉ sales@churchillsl.co.uk

🌐 churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists