



Asking Price £255,000 Leasehold

2 Bedroom, Apartment - Retirement

17, Barnes Lodge Wessex Road, Dorchester, Dorset, DT1 2FH

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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 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 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

DRAFT PARTICULARS - Awaiting verification from the seller

****TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY****

Welcome to Barnes Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers spacious accommodation and is presented in fantastic order throughout. The apartment is conveniently located near the laundry room and stairs.

The Living Room is generous in size offering ample space for living and dining room furniture. A large bay window makes a great feature and provides lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern 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, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized room that is currently being used as another living room. A french door opens to the owners private balcony offering garden views. This room could also be used as a study, hobby room or as a separate dining room.

Bedroom Two is currently being used as the master bedroom. It is a good-sized double room with ample fitted furniture. There is plenty of space for additional bedroom furniture if required and a large window keeps this lovely bedroom bright and light.

The Shower Room offers a curved shower cubicle with handrail, heated towel rail, WC and wash basin with cabinet storage above.

Perfectly complementing this wonderful apartment are three useful storage cupboards located in the hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Barnes Lodge!



Features

- Two bedroom first floor apartment with balcony
- 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
- Close to the town centre & excellent transport links
- Owners' private car park
- 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 Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2025):
£5,234.26 per annum.

Ground Rent: £708.30 per annum. To be reviewed
April 2028.

Council Tax Band E

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.

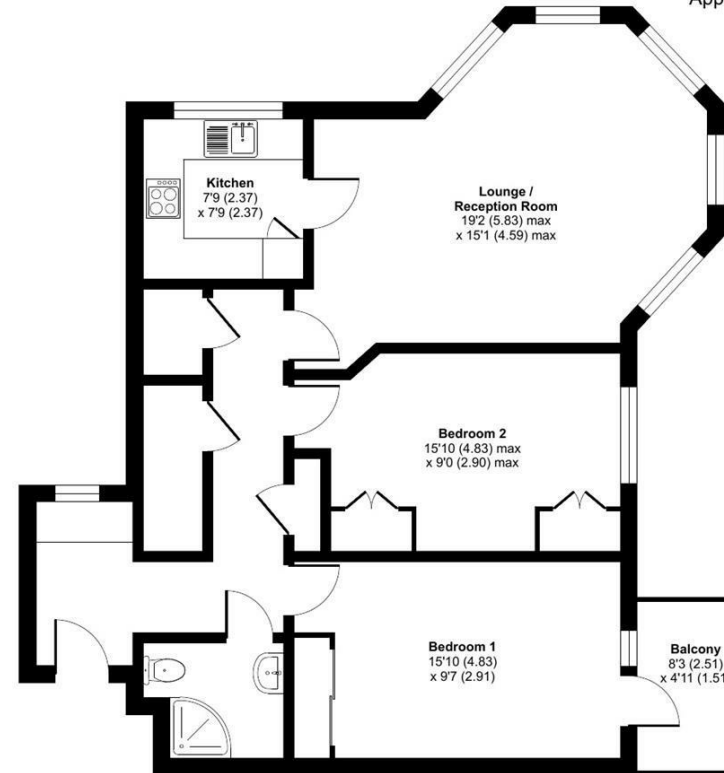
Service charges include: Careline system, buildings
insurance, air source heating for the apartment and
communal areas, water and sewerage rates,
communal cleaning, communal utilities and
maintenance, garden maintenance, lift maintenance,
lodge manager and a contribution to the
contingency fund.

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025.
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Approximate Area = 836 sq ft / 77.6 sq m
For identification only - Not to scale



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.



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