



Asking Price £160,000 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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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.



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Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment which benefits from a South-Westerly facing patio. The property is presented in good order throughout and is conveniently located near the Owners lounge and Entrance.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire. A French door opens to the owners private patio with garden views and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is an electric waist-height oven, 4 Ring electric hob, Fridge/freezer and space for a washer/dryer. A window provides light and ventilation.

The Bedroom is a generous double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if required and a large window keeps this bedroom bright and light.

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

Perfectly complimenting this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing at Barnes Lodge!



Features

- One bedroom ground floor apartment
- South-Westerly facing patio
- Modern fitted kitchen with integrated appliances
- 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
- Lodge Manager available 5 days a week
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year ending 31st May 2026): £3,517.42 per annum.

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

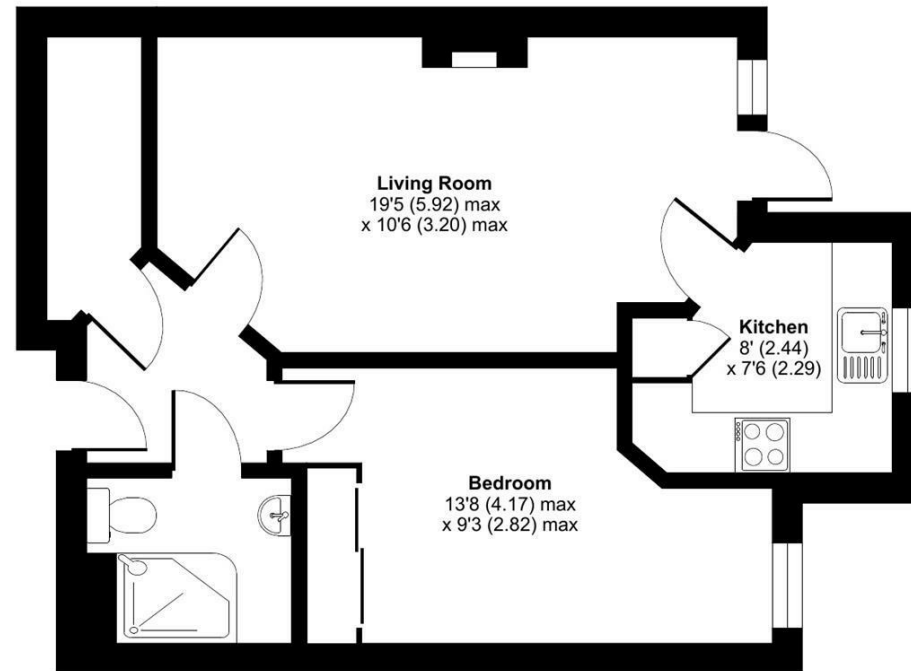
Council Tax Band C

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.

Approximate Area = 495 sq ft / 45.9 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1317637

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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