



**Angela Roberts** | Sales Manager

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**53 Hascombe Court**

Somerleigh Road, Dorchester, Dorset DT1 1AQ

**Offers in excess of £430,000** Leasehold

Service Charges and Deferred Membership Fees Apply





## Description

A LARGE South-facing two-bedroom apartment located on the first floor of Hascombe Court. Currently undergoing refurbishment, a generous lounge / diner with Juliette Balcony and two significantly sized double bedrooms with fitted wardrobe. The apartment offers main bathroom with bath and en-suite with separate shower cubicle. There will be a newly fitted white kitchen with light Oak worktops, new flooring, decoration and a modernised ensuite. One of Somerleigh Court's largest apartments. Photos are indicative of the same size apartment. Book now to view.

## Key Financial Terms

We draw your attention to pay service charges and a deferred membership fee (the latter on the resale of this property).

Details can be found in the attachment [Key Financial Terms'](#) located on our website. LifeCare Residences does not charge ground rent.

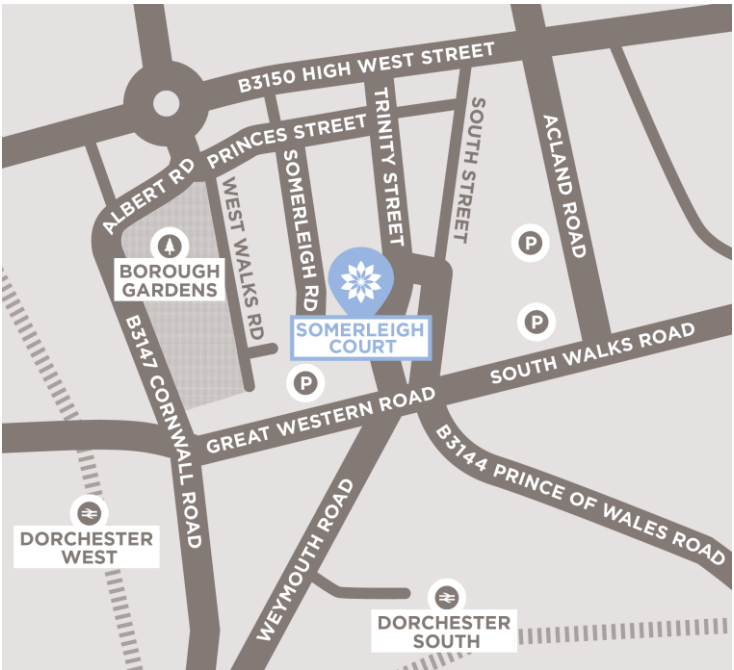


Amentities and Services

Somerleigh Court Retirement Village comprises 68 spacious one and two-bedroom retirement apartments, located across three buildings. Purpose-built exclusively for people over 65, apartments are considerably designed, providing spacious rooms and wide doorframes, enabling ease of mobility. All apartment buildings have lift access. Residents live privately and independently in their own homes, with the comfort of knowing that there is a 24-hour emergency response system from an on-site team of friendly and caring staff. For added peace of mind, there is a dedicated domiciliary care team and on-site nursing home comprising 40 rooms. With communal facilities available - dining room, lounge and library and a regular variety of social events, residents can be as involved in village activities as they choose. Situated in the centre of Dorchester, Somerleigh Court is conveniently close to all the town's shops, cafés, restaurants, the Borough Gardens, museums, mainline rail and bus services. Healthcare services, including GP surgeries and the County Hospital, are also nearby.



We are both a founding and leading member of the industry association, ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. We are an Approved Operator under the ARCO Consumer Code. We aim to meet and exceed their standards of service and compliance and are constantly striving to drive the retirement community industry to higher levels of quality and probity.



Directions

Somerleigh Road is accessed via Princes Street which runs between Albert Road and Trinity Street (for SATNAV use DT1 1AQ). Please note that Somerleigh Road is a private road subject to parking restrictions. Nearest stations are Dorchester West (0.2 miles) or Dorchester South (0.3 miles).

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Energy Efficiency Rating

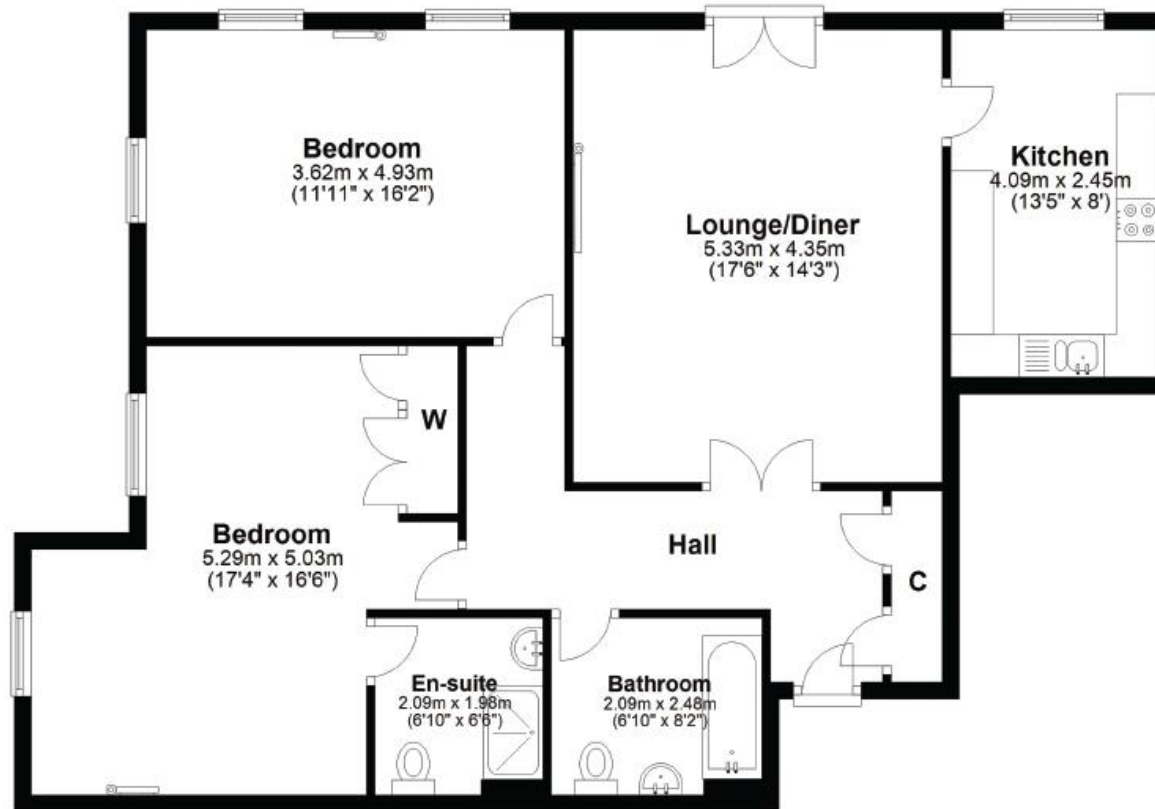
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## 53 Hascombe Court

Two Bedroom, First Floor Apartment

Approximate Gross Internal Area 1034ft<sup>2</sup> / 96.1m<sup>2</sup>



Floor plans and dimensions are intended to provide information on the layout and approximate measurements of the property. The furnishings shown on images are courtesy of a virtual staging app and are used for illustrative purposes only. No furnishings shall be included as part of the property offered for sale. All images, photographs, dimensions, and floor plans are not intended to be relied upon for, nor to form part of, any contract.



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