



Somerleigh Court
by LifeCare Residences

Angela Roberts | Sales Manager

T. 01305 211836

E. aroberts@somerleighcourt.co.uk

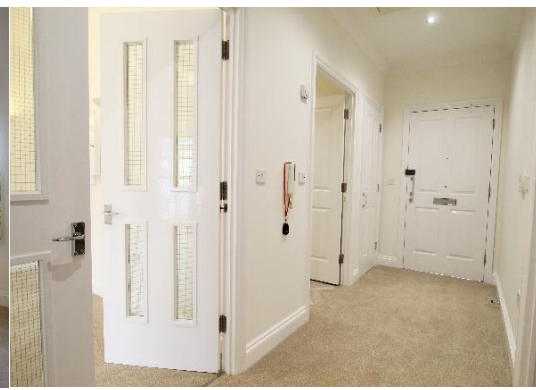
www.somerleighcourt.co.uk

42 Hascombe Court

Somerleigh Road, Dorchester, Dorset DT1 1AQ

£280,000 Leasehold

Service Charges and Deferred Membership Fees Apply



Description

42 Hascombe Court is a spacious one bedroom with Juliette balcony overlooking the communal gardens, located on the second floor. NEWLY DECORATED and NEW FLOORING throughout. A glass-panelled door, from the hall, opens onto a lounge/diner with Juliette balcony doors. The kitchen has a range of floor and wall mounted cupboards with an electric oven, hob, integrated fridge/freezer and washing machine. The apartment has a large bedroom with built in wardrobes and sash windows also overlooking the communal gardens. The bathroom provides bath and separate shower cubicle.

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.

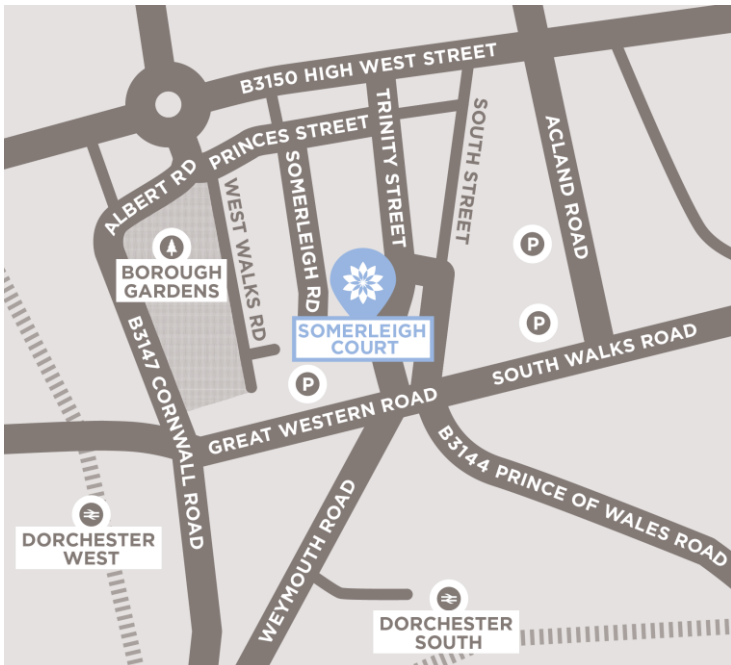


Amenities and Services

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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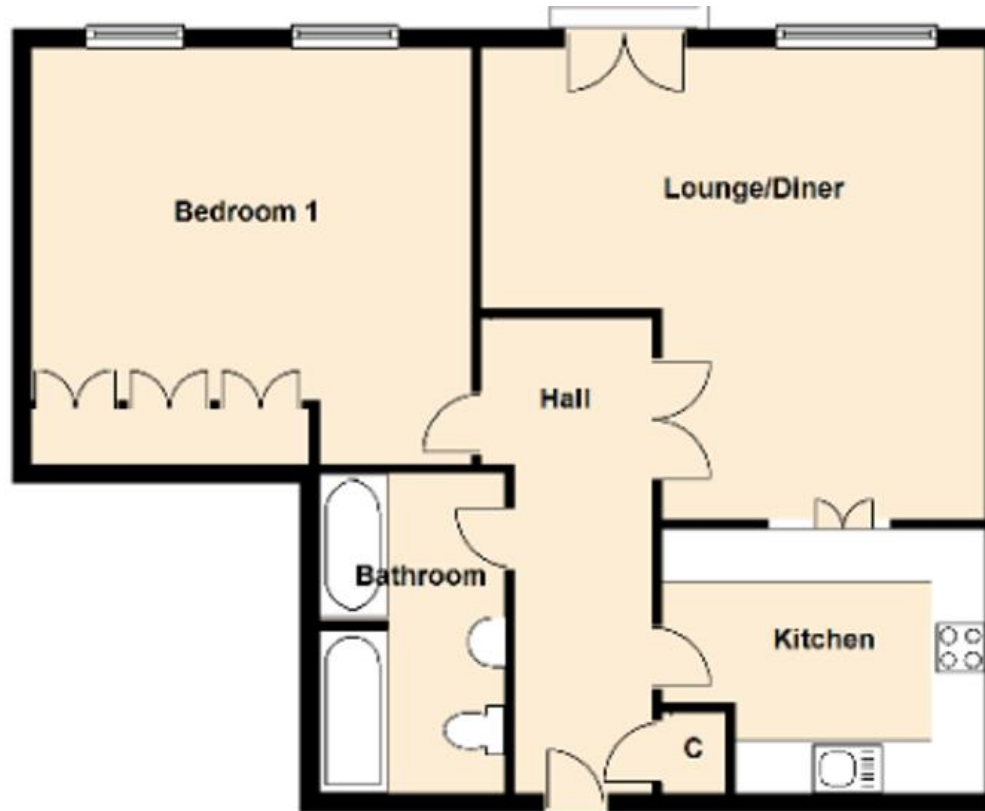
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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One Bedroom – Second Floor Apartment

Approximate Gross Internal Area 716ft² / 66.5m²



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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