



45 Culliford Court

Culliford Road North, Dorchester, Dorset

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Culliford Road North, Dorchester
Dorset, DT1 1US

A generously proportioned two double bedroom retirement apartment, built by McCarthy & Stone, overlooking the communal gardens in the heart of Dorchester, with residents' permit parking.



- First floor retirement apartment
 - No property above
- Popular McCarthy & Stone development
 - Spacious accommodation
 - Bright garden-facing sitting room
- Excellent communal facilities available
 - Close to Dorchester town centre
 - No onward chain

Guide Price **£210,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Situated on the first floor, this generous apartment benefits from having no property above and is accessible via a lift. Forming part of a popular McCarthy & Stone development for the over 55s, the property is offered for sale with no onward chain and is conveniently positioned close to Dorchester town centre. Residents enjoy an excellent range of communal facilities, including an on-site House Manager, 24-hour Careline system, residents' lounge, laundry room, guest suite, residents' parking and beautifully maintained communal gardens.

The apartment offers level access and well-proportioned accommodation throughout. The entrance hall provides access to all principal rooms and includes useful storage cupboards, an airing cupboard and a separate cloakroom with WC.

The sitting room is a bright and spacious reception room with ample space for both sitting and dining furniture, enjoying a pleasant outlook over the communal gardens. The adjoining kitchen/breakfast room is fitted with a range of wall and base units, an eye-level integrated oven, electric hob, space and plumbing for a washing machine, and space for a fridge/freezer. A breakfast bar by the window provides an ideal place to sit and enjoy the outlook.

There are two generous double bedrooms, both benefitting from fitted wardrobes, while the bathroom is fitted with a suite including a shower over the bath.

Further benefits include UPVC double glazing and electric heating throughout, creating a comfortable and low-maintenance home within this friendly and established retirement community.

OUTSIDE

Residents can enjoy the use of the well-maintained communal gardens, which feature sweeping areas of lawn, mature flower borders, small boundary trees and pleasant patio seating areas.

Parking is available by way of a licence issued by First Port at a cost of £250 per annum.

SITUATION

Dorchester offers an excellent range of shopping, dining and leisure facilities, with a variety of cafés, restaurants and everyday amenities all within easy reach, particularly around the town centre and the Brewery Square development. The town provides a welcoming and convenient setting for day-to-day living, with everything close at hand.

It is also well served for healthcare and transport, with Dorset County Hospital situated nearby and both Dorchester South and Dorchester West stations providing regular mainline services to London Waterloo and Bristol Temple Meads respectively, making the area well connected for visiting family and wider travel.

Surrounding Dorchester is some of Dorset's most attractive countryside, with a network of scenic footpaths and bridleways offering lovely walks. The nearby Jurassic Coast is within easy reach, providing stunning coastal scenery, beaches and opportunities to enjoy the outdoors at a relaxed pace.

DIRECTIONS

[what3words///vanilla.domain.uplifting](https://www.what3words.com/vanilla.domain.uplifting)

SERVICES

Mains electricity, water and drainage.
Modern electric heating.

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease Details

The vendor has advised that the property is offered on a 125 year lease from 1st November 2006 (105 years remaining). Occupiers must be aged 55+ years. Pets may be considered with prior permission from FirstPort Property Management.

Service Charges

We have been advised that the service charge is payable half-yearly, with the most recent payment being £3,128.02 for the period 01/03/2026 to 31/08/2026 (£6,256.04 per annum). The service charge includes buildings insurance, water rates, laundry facilities, communal amenities, buggy charging facilities, and external window cleaning. The ground rent is £460.00 per annum, payable bi-annually in March and September alongside the service charge.

Please note that the landlord takes 1% of the property sale price on sale.

Photographs were taken in July 2026.



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Approximate Area = 955 sq ft / 88.7 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1000 sq ft / 92.8 sq m

For identification only - Not to scale

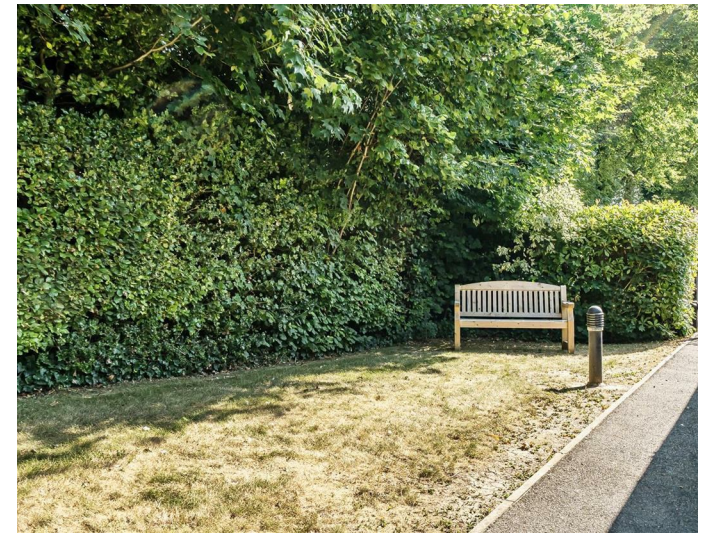
Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Symonds & Sampson. REF: 1492950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Dorchester/KWI/24.07.2026



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Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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