



Russell Court | Louise Road | Dorchester | DT1 2NE

**£850 PCM**

Anglotown   
RESIDENTIAL LETTINGS & SALES

Russell Court | Louise Road  
Dorchester | DT1 2NE  
£850 PCM

Welcome to this charming one-bedroom flat located on the third floor of a purpose-built block in the desirable Russell Court, Louise Road, Dorchester. Spanning an impressive 517 square feet, this light, bright, and airy residence is perfect for those seeking a comfortable living space in a popular residential area.

As you enter the flat, you will find a welcoming reception room that offers a delightful space for relaxation and entertaining. The separate kitchen is well-equipped, providing all the essentials for your culinary adventures. The bedroom is generously sized, ensuring a peaceful retreat at the end of the day. The bathroom features both a bath and a shower over, catering to your needs for convenience and comfort.

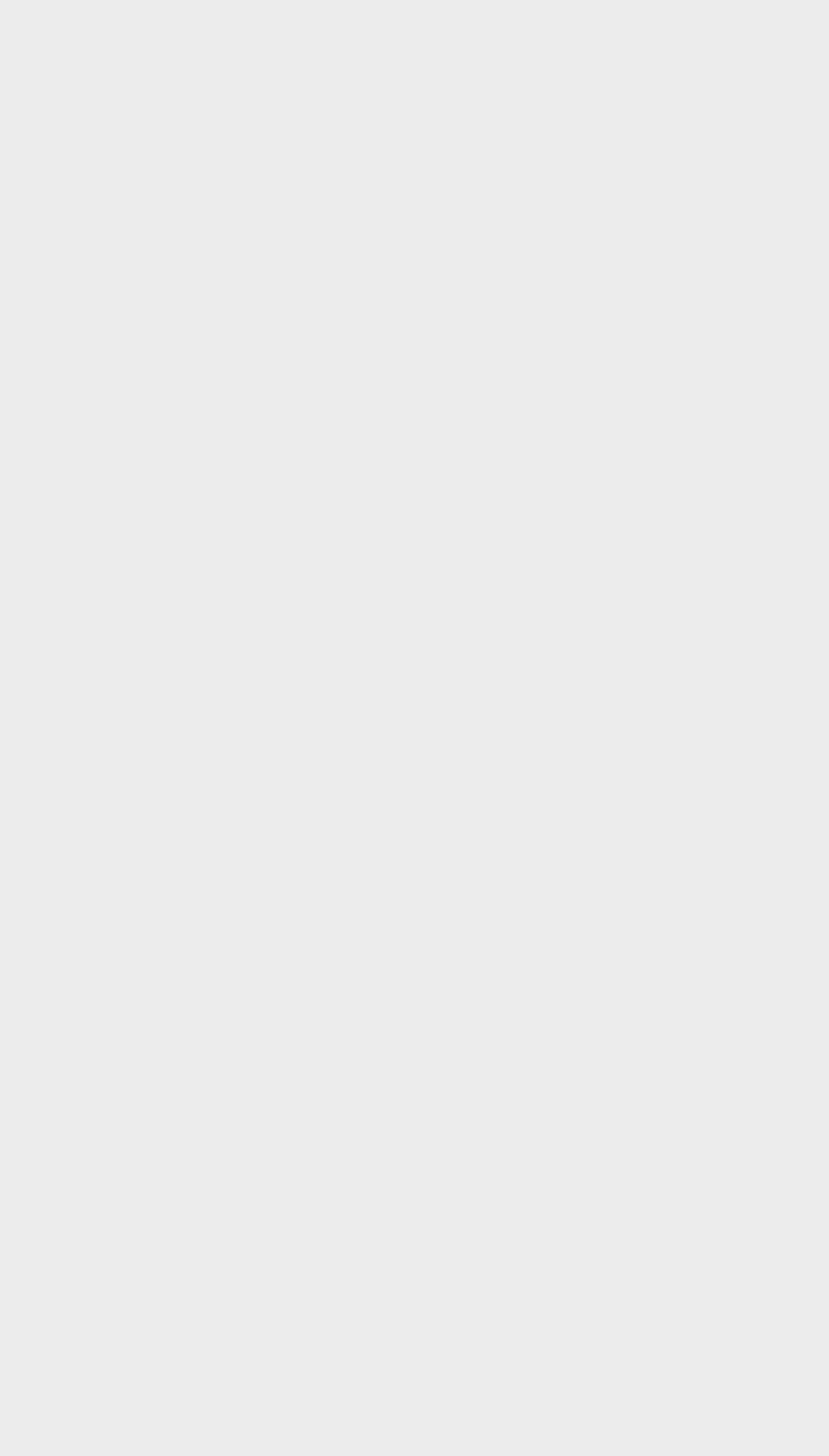
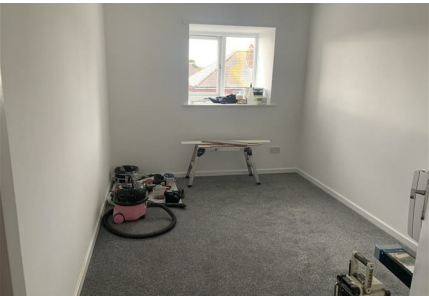
One of the standout features of this property is the allocated parking space, along with additional visitor spaces and on-road parking, making it easy for you and your guests to come and go. The flat's location is particularly advantageous, as it is within easy walking distance of the hospital, making it ideal for healthcare professionals or anyone who values proximity to essential services.

This flat presents an excellent opportunity for professionals, or those looking to downsize. With its appealing layout and prime location, it is sure to attract interest. Do not miss the chance to make this delightful flat your new home in Dorchester.

- One bedroom Flat
- Separate Living Room
- Third Floor Flat
- Available August
- Close to Town Centre
- Allocated Parking
- Modern Kitchen
- Council Tax A

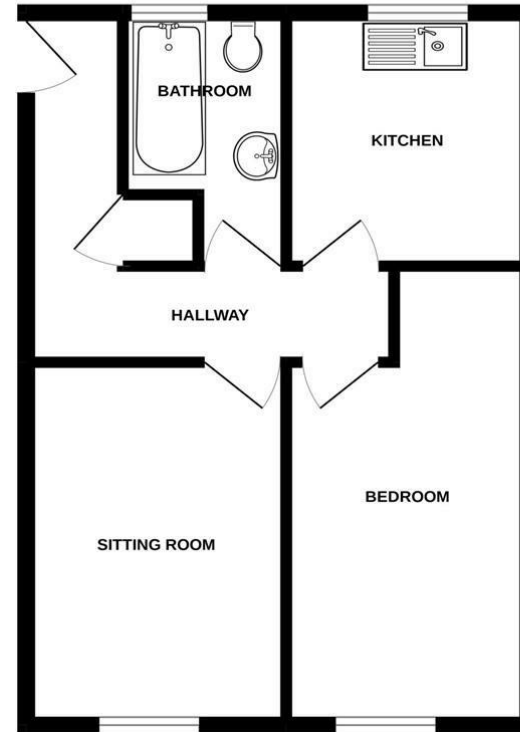
EPC D







413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(85-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		64	<b>England &amp; Wales</b>	EU Directive 2002/91/EC		74

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