

47 The Cooperage, Brewery Square DT1 1HE



£600 000

Weymouth 7.6 miles, Yeovil 20.6 miles, Bournemouth 30 Miles

Stunning three double bedroom Penthouse with an enormous south facing terrace. Available off-plan.

Entrance Hall – Kitchen – Reception Room - Master Bedroom - En-Suite - Two Further Double Bedrooms - Bathroom - 585 sq. ft. South Facing Terrace - Lift - Secure Underground Parking - 24 hour Concierge Service

DESCRIPTION

The Cooperage is described by many as being the flagship of the Brewery Square Development and is therefore one of most sought-after locations in Brewery Square. This stunning south facing, three double bedroom, glass fronted penthouse has an incredible array of sophisticated design features as well as beautiful architectural focal points and it benefits from an enormous 585 sq. ft. south facing, terrace. The penthouse is situated away from the hustle and bustle of the main Brewery Square concourses as it overlooks the tranquil Brewery Square Gardens; a designer landscaped secret oasis of calm for Brewery Square residents to enjoy. As per the plans and specifications the property will benefit from beautiful curved glass walls providing an abundance of natural light to flood the apartment, walnut veneered wooden floors, walnut veneered doors and designer bathrooms with floor to ceiling Travertine stone tiles. There will be high specification kitchen appliances, Zodiac composite stone work-surfaces, under-floor heating throughout the apartment, superb storage solutions, plus access to the terrace from every bedroom and the reception room. Completion is estimated as September 2015. Predicted EPC rating B.

LOCATION

Dorchester, the county town of Dorset is a thriving market town, steeped in history. It is known for its tree lined walks and is surrounded by the wonderful Dorset countryside with the world famous Jurassic coast just a few miles away. Dorchester is prospering with Ofsted rated 'outstanding' schools in abundance. The Brewery Square development with its boutiques, hotel and fashionable eateries, fountain and cinema is proving very popular. Dorchester benefits from convenient rail links with main railway services to London Waterloo (2 ½ hours) and Bristol.

ACCOMODATION

(As per the work specification and the plans)

Entrance Hall

With walnut floors, a utility/storage cupboard and doors leading to:

Bedroom One

9' 5" (2.87m) x 11' 10" (3.61m)

With floor to ceiling glass panels incorporating a sliding door to the terrace, a wall of built-in wardrobes with sliding doors, hidden drawers and lighting, under-floor heating, telephone points, TV & broadband points, wall lighting, carpet and a door leading to:

En-Suite

With floor to ceiling Travertine stone tiles, a white Ben de Lisi suite comprising of an enamelled steel bath with separate rainfall shower over, plus a hand held shower, a low level WC and basin set into a timber wrap shelf unit. There is also a walnut veneered mirrored recessed cabinet with a shaver point and glass shelf. Plus a heated towel rail.

Bedroom Two

10' 0" (3.05m) x 8' 7" (2.62m)

With floor to ceiling glass panels incorporating a sliding door to the terrace, a wall of built-in wardrobes with sliding doors, hidden drawers and lighting, under-floor heating, telephone points, TV & broadband points, wall lighting and carpet.

Bedroom Three

11' 7" (3.53m) x 10' 0" (3.05m)

With floor to ceiling curved glass panels incorporating a door opening to the terrace, under-floor heating, telephone points, TV & broadband points, wall lighting and carpet.

Bathroom

With floor to ceiling Travertine stone tiles, a white Ben de Lisi suite comprising of a glass shower enclosure with a rainfall shower, plus a hand held shower, a low level WC and basin set into a timber wrap shelf unit. There is also a walnut veneered mirrored recessed cabinet with a shaver point and glass shelf, and a heated towel rail.

Kitchen area

15' 8" (4.78m) x 8' 5" (2.57m)

Open plan to the reception room, this brilliantly designed kitchen has an abundance of high spec appliances including integrated fridge freezer, integrated electric oven and microwave, An electric induction hob, all set into Zodiac composite stone work surfaces and modular kitchen units finished with high gloss laminated doors, all drawers, doors and hinges are soft close. There is a stainless steel dual sink unit with monobloc chrome tap, concealed lighting, glazed splash-backs, a breakfast bar seating three and a dishwasher, recessed ceiling spots, plus a door opening to the terrace.

Reception Room

(Including the kitchen) 29' 1" (8.86m) x 15' 8" (4.78m)
(Excluding the kitchen) 20' 9" (6.32m) x 15' 8" (4.78m)

With walnut veneered floors throughout and a range of glass floor to ceiling curved panels along the whole of the south facing wall incorporating two sets of sliding doors out to the terrace beyond. There is under-floor heating throughout, telephone points, TV & broadband points, and recessed ceiling spots.

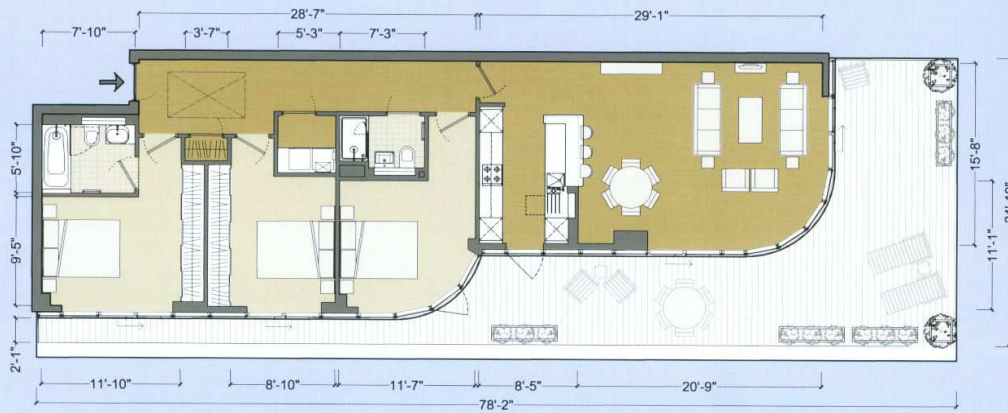
Terrace

585 Square Feet or (54.4 Square Meters)

A decked or paved south facing terrace, with privacy screen, safety balustrade and external light and power.

Internal Area: 1209 sq ft
External Area: 585 sq ft
Total Area: 1794 sq ft.

Apartment floor to ceiling height in all main rooms - 8'4" (2.55m)



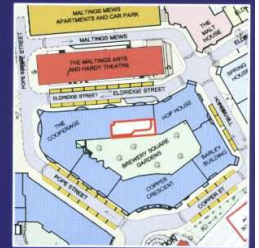
APARTMENT	INTERNAL AREA	TERRACE AREA	TOTAL AREA
No. 47 (4th Floor)	1209 sq.ft (112.3 sq.m)	585 sq.ft (54.4 sq.m)	1794 sq.ft (166.7 sq.m)

Any areas, measurements or distances are approximate.
The text, photographs and plans are for guidance only and are not necessarily comprehensive.

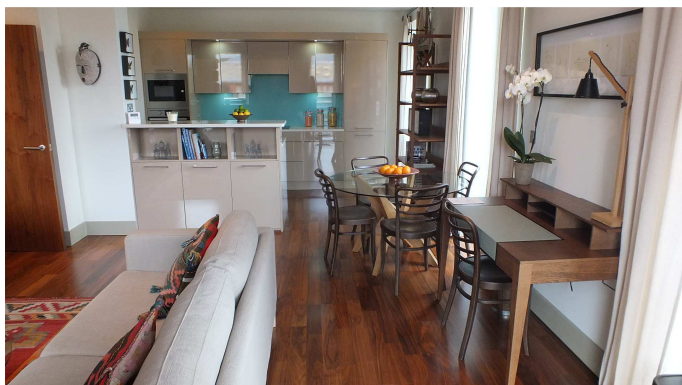
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Brewery Square
Dorchester DT1 1HE



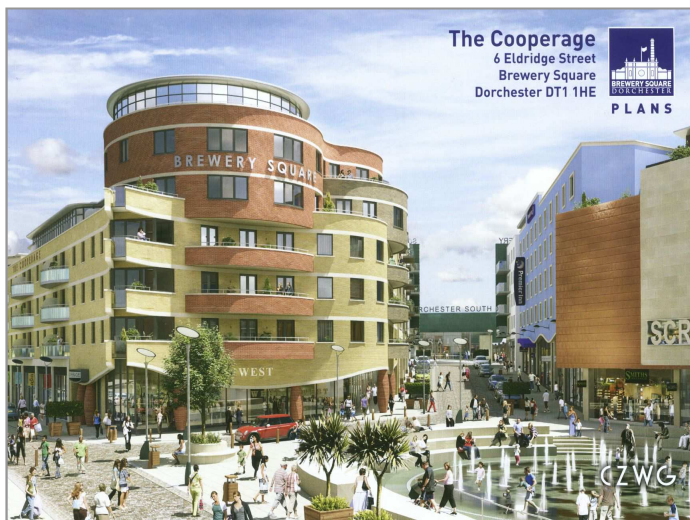
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DIRECTIONS

From our Poundbury office turn left to the roundabout at the top of Middlemarsh Street. Turn right along Bridport Road, taking the fork right along Damers Road. At the traffic lights turn right onto Maumbury Road, then left onto Fairfield. At the end of Fairfield turn left along Weymouth Avenue. The apartment will be in the Heart of Brewery Square on your right hand side.

Details prepared: September 2014



GENERAL REMARKS

Full Address

Apartment 47 The Cooperage, 6 Eldridge Street, Brewery Square, Dorchester DT1 1HE

Tenure

The property is for sale leasehold with a term of 201 years remaining. Subject to Contract. No onward chain.

Service Charge

The vendors have informed us that there will be a service charge for communal areas at a predicted cost of £1712 per annum. The Ground Rent will be £350 p.a. and £80 p.a. for the car park maintenance.

Services

Mains water, drainage, gas and electricity. The telephone line in situ, plus wiring for satellite TV & broadband.

Local Authority

West Dorset District Council, South Walks House, South Walks Road, Dorchester DT1 1UZ. Telephone: 01035 251010.

Council Tax

Band to be allocated.

Viewing of the Show apartment.

Strictly by appointment with ourselves, Elder & Froy, telephone: 01305 269200

1. The particulars do not constitute part of an offer or contract;
2. The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact;
3. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services of facilities are in good working order;
4. Any areas, measurements or distances referred to are given as a guide only and are not precise.