



12 The Cooperage

6 Eldridge Pope Street Dorchester, DT1 1HE

Asking Price £295,000 Leasehold



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DT1 1HE

This beautifully designed apartment from developers Conran and Partners is situated in The Cooperage part of the sought-after Brewery Square development and offers spacious accommodation and modern luxury finishes. 3D Tour Available showing there is a large open plan kitchen, Dining Room Lounge also with access onto a balcony and with a contemporary high specification kitchen with built in appliances, There are two double bedrooms with built in wardrobes and an en suite bath room to the main bedroom plus a family shower room. The Cooperage sits within a wealth of shops and eateries and makes for a vibrant and social lifestyle, Dorchester Town Centre is also only a short walk away. The property is being sold with no forward chain.

The Cooperage

This beautifully designed apartment from developers Conran and Partners is situated in the sought-after Brewery Square development and offers spacious accommodation and modern luxury finishes.

The property denotes a spacious and light open plan living, dining, kitchen area. The fully fitted Kitchen was designed by Paula Rosa and includes a range of AEG and Miele appliances as well as Zodiac stone worktops.

The bedrooms both benefit from having a large built-in wardrobe and a master bedroom with bathroom ensuite, fitted out to a high spec with travertine tiling, multi fuel towel heater and stylish lighting.

The apartment has Video Phone Entry, Concierge, 24 hour on-site security, underfloor heating and a balcony. There is underground parking for one car which can be accessed by a lift.

Entrance Hall

Built in double door cupboard, video entry phone

Lounge Dining Area

23'0" x 11'0" (7.03 x 3.36)

Patio Doors on to Balcony

Balcony

Kitchen Area

14'10" x 7'3" (4.54 x 2.22)

The fully fitted Kitchen was designed by Paula Rosa and includes a range of AEG and Miele appliances as well as Zodiac stone worktops. Ample drawer and storage space

Utility Room

5'8" x 5'4" (1.74 x 1.65)

Bedroom 1

10'5" x 9'0" minimum (3.18 x 2.75 minimum)

Built in sliding door wardrobe, plus additional built in cupboard, wall lighting

En Suite Bathroom Room

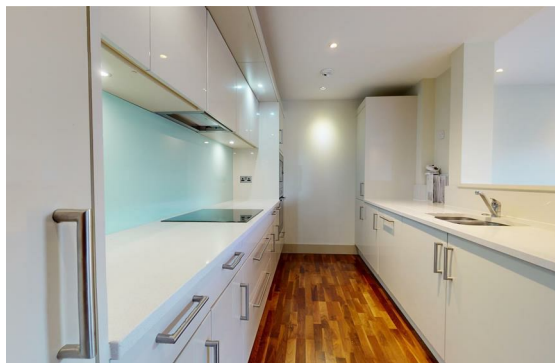
6'5" x 5'5" (1.97 x 1.66)

Luxury white Suite comprising a bath with shower and screen, surface mounted wash hand basin and WC with concealed cistern, Travertine tiled walls and floor, chrome towel radiator, wall lighting

Bedroom 2

12'2" x 9'0" (3.71 x 2.75)

Patio doors onto balcony, Built in sliding door wardrobe, wall lighting





Shower Room
7'1" x 5'4" (2.17 x 1.65)

Luxury white suite comprising a shower, wash hand basin with storage below and WC with concealed cistern, Travertine tiled walls and floor, chrome towel radiator

Parking

There is one allocated car parking space in an underground car park with lift access up to the communal landing

Lease

Held on 201 year lease from 2017

Service Charge & Ground Rent

Service Charge £2668.08 per annum

Insurance £521.39

Ground Rent £250 per annum, this is scheduled to double on each 25th anniversary of the lease

Council Tax

Band D with Dorset Council

The Location

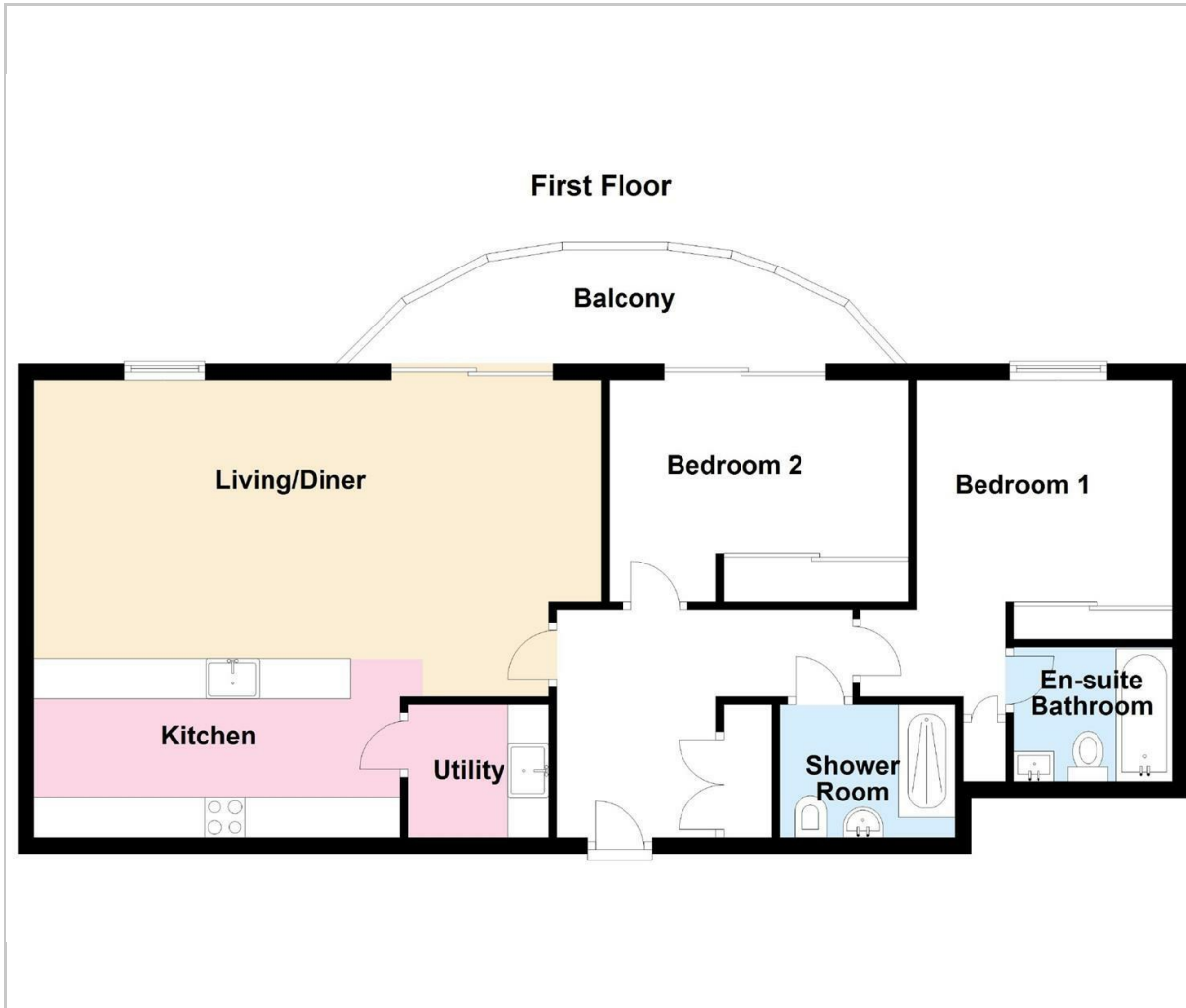
Brewery Square is a prestigious development in the County Town of Dorchester. It has a wealth of shops and eateries, a cinema, hairdressers, wine merchants, doctors' surgery and pharmacy all coming together to create a local community. It is situated within a few minutes walking distance of Dorchester's busy shopping street and also a 2 min walk to the main line rail stations to London and Bristol. The beautiful Dorset countryside and the seaside town of Weymouth are also within easy reach.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan



Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

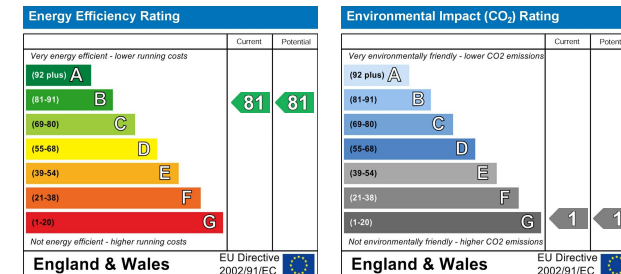
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Area Map



Energy Efficiency Graph



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