



Instinct Guides You



**£375,000  
The Brewery, Dorchester**

- Envious Location in the Heart of Dorchester
- Lift
- Secure Gated Parking
- Shared Roof Terrace
- Exemplary Proportions Throughout
- Two Bedroom, Two Bathroom
- Communal Storage Area
- Tasteful Conversion of Historic Building
- No Onward Chain
- Share of Freehold



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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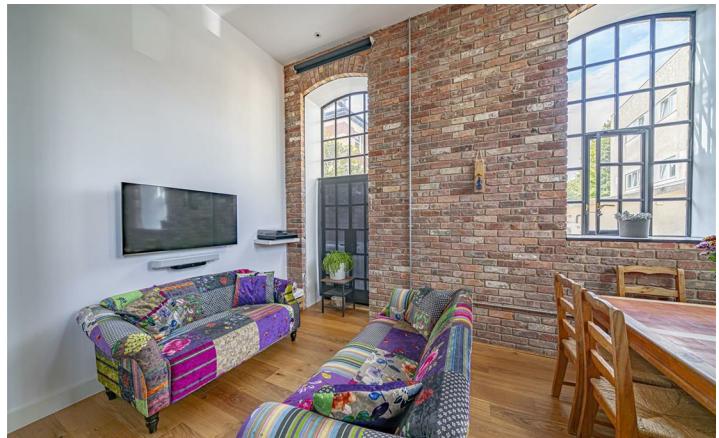
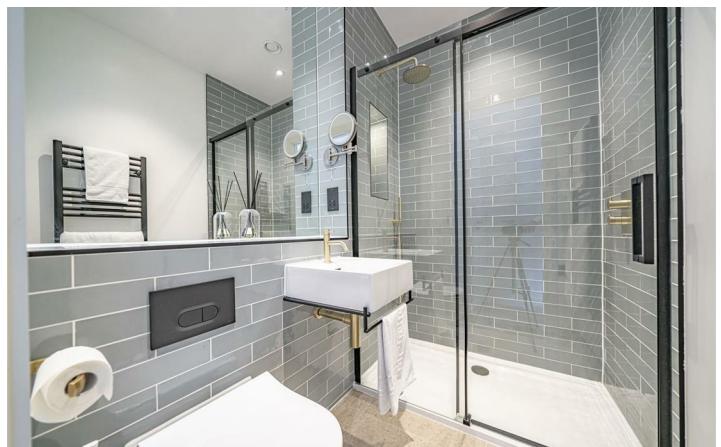
Welcome to The Brewery, one of Dorchester's most quintessential and imposing buildings, empathetically converted in 2022 to host this stylish two bedroom apartment. The home is curated elegantly to encapsulate the buildings everlasting charm via striking exposed brickwork and vintage high ceilings whilst playfully blending with tasteful contemporary touches and practicality. Beyond its appearance, convenience is at the heart of the home with secure, GATED PARKING, shared ROOF TERRACE terrace and an enviable position within the heart of Dorchester's historic town centre that encompasses all available amenities.

You are struck immediately by the grandeur of the home with ceilings that accentuate light and space with abundant storage throughout the hallway. Inside the open living space, large windows flood the room with natural light while the exposed brick walls and high ceilings add a vintage charm. The modern kitchen area is fitted with sleek cabinetry, integrated appliances and ample worktop space, while the living and dining areas are excellently proportioned to make the most of the accommodation and its naturally bright feel.

The principal bedroom is a well proportioned double and features an en-suite shower room, finished with attractive tiling to include shower, toilet and basin.

The second bedroom, also a good size, enjoys extensive storage and is positioned adjacent to the main bathroom - finished to a high standard with a bath, overhead shower, wash basin and WC.

The property includes a secure allocated parking space within The Brewery - a staple of Dorchester, combining modern comfort with the heritage of a landmark building within the hub of all encompassing amenities.



**Open Plan Living Space 19'5" x 17'5" (5.92m x 5.32m )**

**Bedroom One 11'10" x 10'8" (3.63m x 3.27m)**

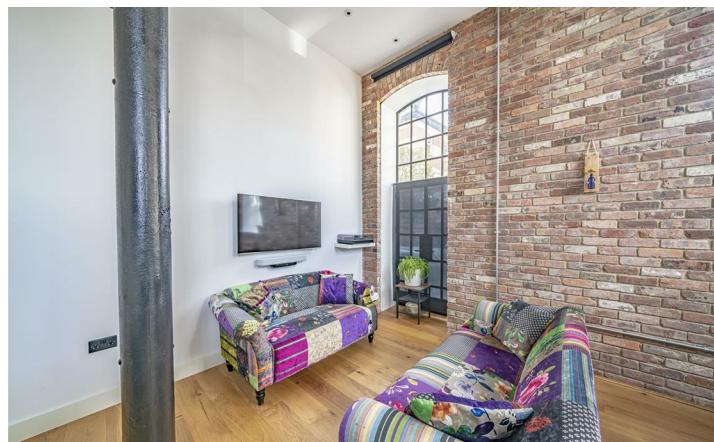
**En-Suite 6'6" x 4'5" (2.00m x 1.35m)**

**Bedroom Two 12'0" x 7'6" (3.66m x 2.31m)**

**Family Bathroom 7'0" x 6'5" (2.14m x 1.97m)**

### **Lease and Maintenance Information**

The vendor informs us the property has 995 years remaining on the lease with an annual service charge of approx. £3111 . The property is in the process of obtaining a share of the freehold; Residential lets are allowed with pets permitted upon request, holiday lets are not.



We recommend you check these details with a solicitor before incurring any costs.

