



**Connells**

Signature House Maumbury Gardens  
Dorchester





## Property Description

Situated within the award winning Brewery Square development this two bedroom first floor apartment offers light and spacious accommodation throughout and has the added bonus of an ensuite to the master bedroom and is offered with an allocated parking space. Signature House offers accommodation for the over 55's which includes a communal lounge, library, communal tumble driers, a fabulous roof terrace, hair salon and catering facilities with the option for meals to be ordered to the apartment for ease. Brewery Square development offers a doctors surgery, chemist, local shop, cinema and many restaurants within walking distance. Please call to arrange your viewing on an apartment not to be missed!

## Communal Entrance

To the front of the building there is a communal front entrance door with a telephone intercom built in for security. This entrance leads into the reception where there is access to a communal lounge plus lift access and stairs leading to the upper floors.

## Entrance Hall

From the 1st floor landing there is a door leading into the apartment with a wall mounted intercom phone, cupboard housing the consumer unit, an airing cupboard and a radiator. Doors leading to the open plan lounge/diner room, bedrooms 1 & 2 plus the Wetroom.

## Lounge/diner

16' 9" x 14' 4" ( 5.11m x 4.37m )

Double glazed french doors leading to a south facing balcony, double glazed window to rear of the building, television point, telephone point, powerpoints, radiator and door leading to the entrance hall plus open to the kitchen.



### **Kitchen**

11' 1" x 8' 6" ( 3.38m x 2.59m )

Fitted kitchen with a variety of wall and base cupboards, 1 1/2 bowl stainless steel sink and drainer inset, integrated fridge/freezer, integrated dishwasher for ease and washing machine, electric eye level oven, electric hob with cookerhood over and powerpoints. Open to the lounge/dining room.

### **Bedroom 1**

14' 9" x 10' 4" ( 4.50m x 3.15m )

Double Glazed window to the rear, television point, telephone point, radiator, powerpoints and doors leading to the entrance hall and ensuite bathroom.

### **Ensuite**

Door from the master bedroom, bath, WC, wash hand basin, electric heated towel rail and extractor fan.

### **Bedroom 2**

14' 10" x 10' 4" ( 4.52m x 3.15m )

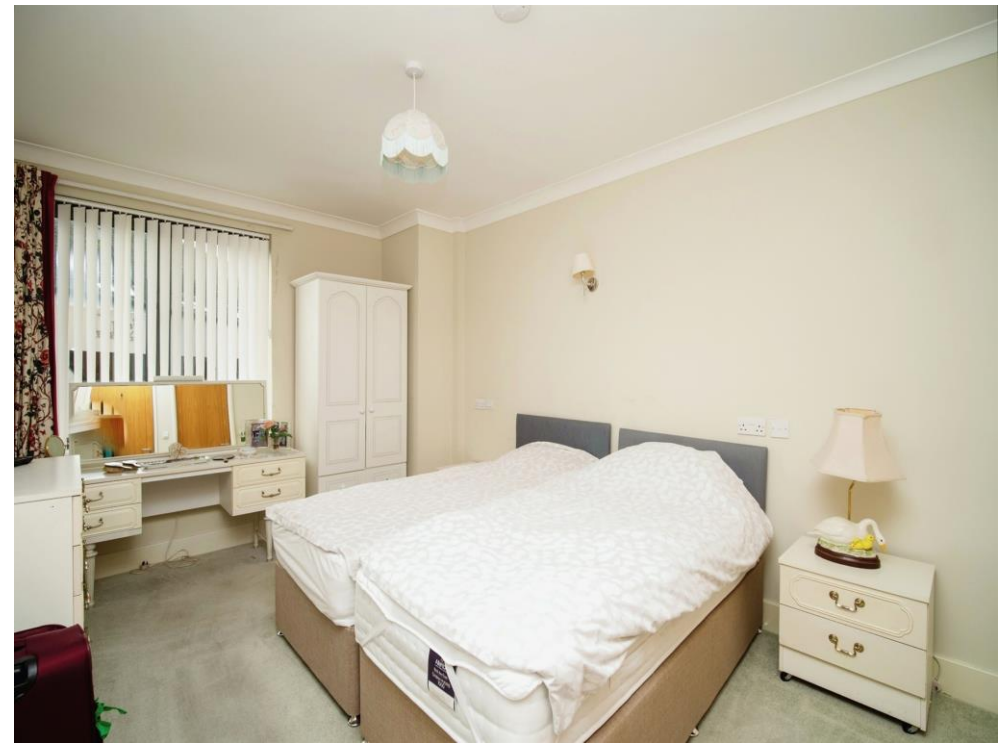
Double glazed window to the rear, powerpoints, radiator and door leading to the entrance hall.

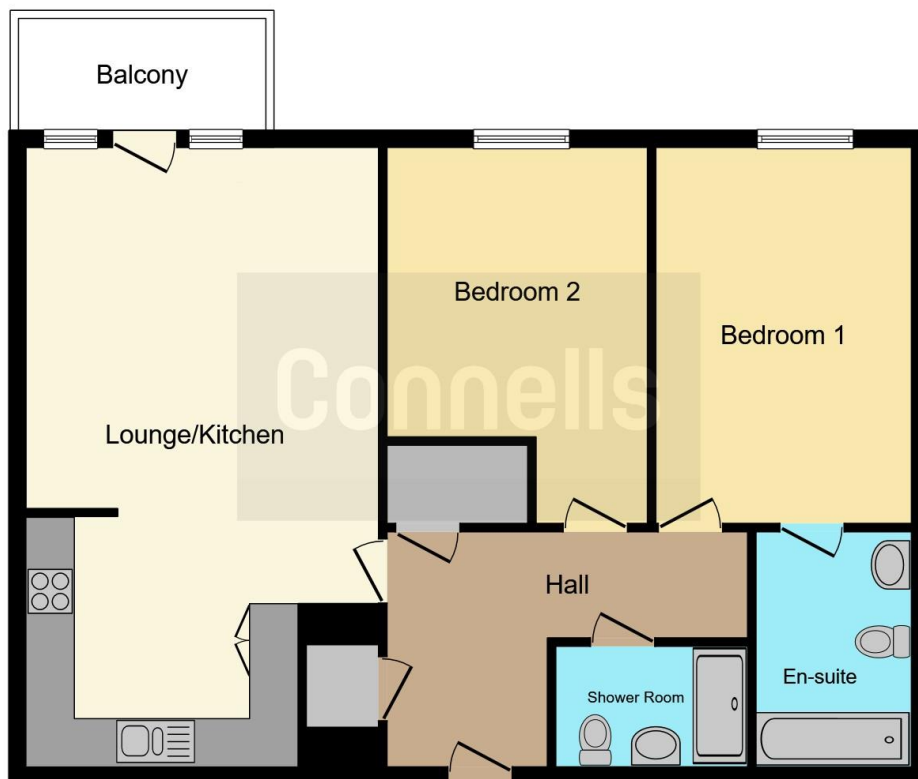
### **Wetroom**

Door leading from the entrance hall into a shower wetroom, wash hand basin, WC, electric heated towel rail and extractor fan.

### **Parking**

This apartment has the added bonus of one allocated parking space in a secure underground resident car park.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DCH308450](http://connells.co.uk/Property/DCH308450)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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