





### Property Description

SITUATED IN THE POPULAR LOCATION OF BREWERY SQUARE SURROUNDED BY SHOPS AND AMENITIES LIES THIS MODERN APARTMENT IN THE COOPERAGE. THE LIVING ACCOMMODATION IS OPEN PLAN WITH A LOUNGE AREA, A SPACE WHICH COULD BE USED AS A DINING AREA PLUS A STYLISH FITTED KITCHEN HOUSING INTEGRATED UNITS AND A GENEROUS SELECTION OF CUPBOARDS. THERE IS A GENEROUS DOUBLE BEDROOM AND THE BATHROOM HAS THE ADDED BONUS OF AN OVER HEAD SHOWER, WALL MOUNTED MIRRORED VANITY UNITS AND A DOOR INTO THE ENTRANCE HALL WHERE THERE IS A UTILITY CUPBOARD HOUSING THE BOILER FOR THE UNDERFLOOR HEATING AND PLUMBING FOR A WASHING MACHINE. THIS DELIGHTFUL APARTMENT COMES WITH ITS OWN ALLOCATED PARKING SPACE IN A PRIVATE GATED CAR PARK AND ACCESS TO A COMMUNAL LANDSCAPED GARDEN WITH PLENTY OF SEATING. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.

### Entrance Hall

Cupboard with plumbing for a washing machine, combi gas boiler and under floor heating.

### Lounge

13' x 13' 1" plus door recess ( 3.96m x 3.99m plus door recess )

Double glazed window to the front, double glazed door to the balcony, telephone and TV points and underfloor heating.

### Kitchen

7' 10" x 8' 6" ( 2.39m x 2.59m )

Fitted kitchen with a range of wall and base units, stainless steel 1 1/2 bowl sink, electric oven and induction hob, cooker hood and integral fridge freezer.



### **Bedroom**

13' x 10' 6" ( 3.96m x 3.20m )

Double glazed window to the front, built in wardrobes, a telephone and a TV socket.

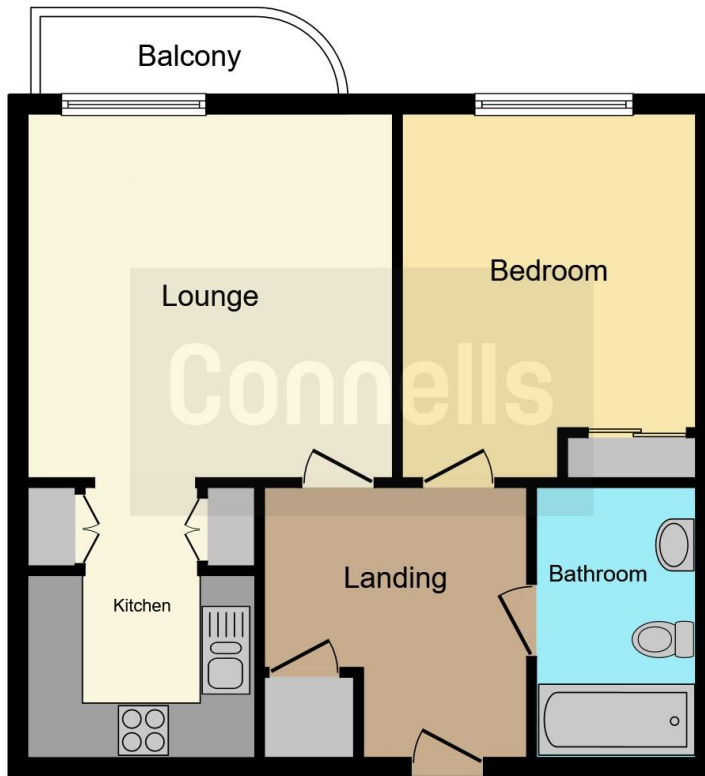
### **Bathroom**

Part tiled with a wash hand basin, a WC, extractor fan, radiator and bath with a shower above.

### **Parking**

Allocated parking space in secure underground 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)

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DCH308000](http://connells.co.uk/Property/DCH308000)**

This is a Leasehold property with details as follows; Term of Lease 201 years from 08 Aug 2008. 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.

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