



**Connells**

The Barley Building Copper Street  
Dorchester





## Property Description

This stunning, contemporary, two double bedroom and well-appointed apartment forms part of the prestigious and highly popular Brewery Square development, in the heart of historic Dorchester. Brewery Square is a mixed development which offers residential apartments, a variety of independent shops, cafes and restaurants, a cinema and a GP surgery. Dorchester South railway station, provides regular services from the Square to London Waterloo and Weymouth and a variety of bus routes are available from the station or nearby Weymouth Avenue. The library, museums and all the amenities of the town centre, are a short stroll away, as is the famous Dorchester weekly market. Dorset County Hospital is within easy reach.

The property is in superb condition and benefits from underfloor heating throughout, a luxury fitted kitchen, light and spacious open plan living, secure underground parking and a store room, located in the basement. Stairs and a lift serve all floors and there is access to a beautifully landscaped communal garden.

## Ground Floor Communal Entrance

With a security intercom telephone and with a lift and stairs to all floors.

## Third Floor

### Entrance Hall

A private door leads to the entrance hall, which offers a feature alcove/cloaks area with shelving, a double door storage/utility area housing an electric fusebox, electricity meter, power sockets, a fully serviced Potterton boiler, plumbing for a washing machine, a water softener and WIFI access via fibre Broadband.

### Kitchen / Living Area

Irregular Shaped Room 16' 10" x 20' ( 5.13m x 6.10m)

A timber glazed fire door leads from the hall into the flexible kitchen/living area which is flooded with natural light from triple-aspect double glazed windows. A double-glazed sliding patio door leads to a front-facing glass balcony, with views over the rooftops towards Came Down. The balcony is laid with astro turf and is perfect for alfresco dining.

The kitchen/living space benefits from wood-effect laminate flooring, two telephone points, two TV aerial sockets, plentiful power points, a wall-mounted thermostat and fitted shelving (which can be removed).

The bright kitchen area, with its south-facing double glazed window, comprises a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an eye level electric oven with an integrated microwave above, an induction hob with a cookerhood over and further benefiting from undercounter spotlights, glass splashbacks, underfloor heating, power points, a larder cupboard and fitted shelving.

## Master Bedroom

16' 8" plus door recess x 9' 9" plus wardrobe recess ( 5.08m plus door recess x 2.97m plus wardrobe recess )

With a front aspect, the spacious master bedroom offers a range of built-in wardrobes with chests of drawers, hanging space and cupboards above, wall lights, TV aerial socket, telephone socket and power points. A door leads into the Ensuite Cloakroom with a large wash handbasin, WC, mirrored cabinet, spotlights, an extractor fan and Travestine tiling throughout. The bath/shower area is currently used as a separated utility area, with plumbing for a washing machine and tumble dryer and additional power points. (The bath/shower can be easily reinstated, if required).

## Bedroom 2

11' 1" into wardrobes x 9' 2" ( 3.38m into wardrobes x 2.79m )

A timber glazed fire door with fitted privacy blind leads into this front-facing double bedroom, which is presently used largely as a study/bedroom. It offers a double fitted wardrobe comprising sliding doors, chest of drawers, hanging space and cupboards above, wall lights, TV point, power points, fitted shelves (which can be removed) and a wall thermostat.

## Shower Rom

Door leading from the entrance hall, fully tiled with Travestine tiling, a mirrored double vanity cupboard with a light, an extractor fan, a 1 1/2 length walk in shower with a rainfall attachment and a heated towel rail.

## Outside Space

### Parking

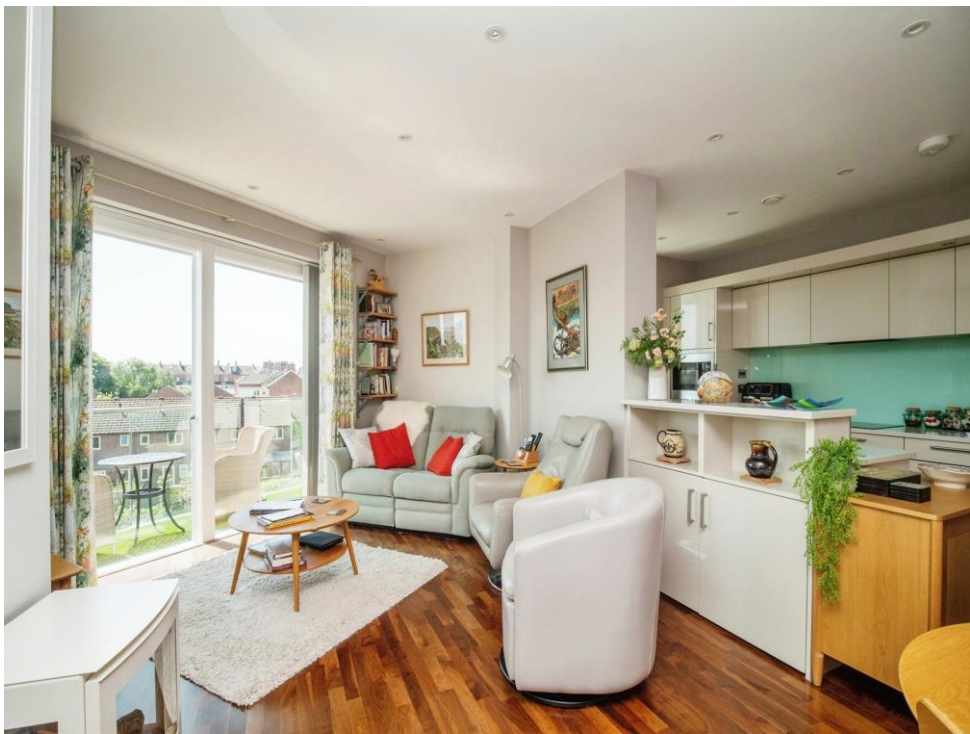
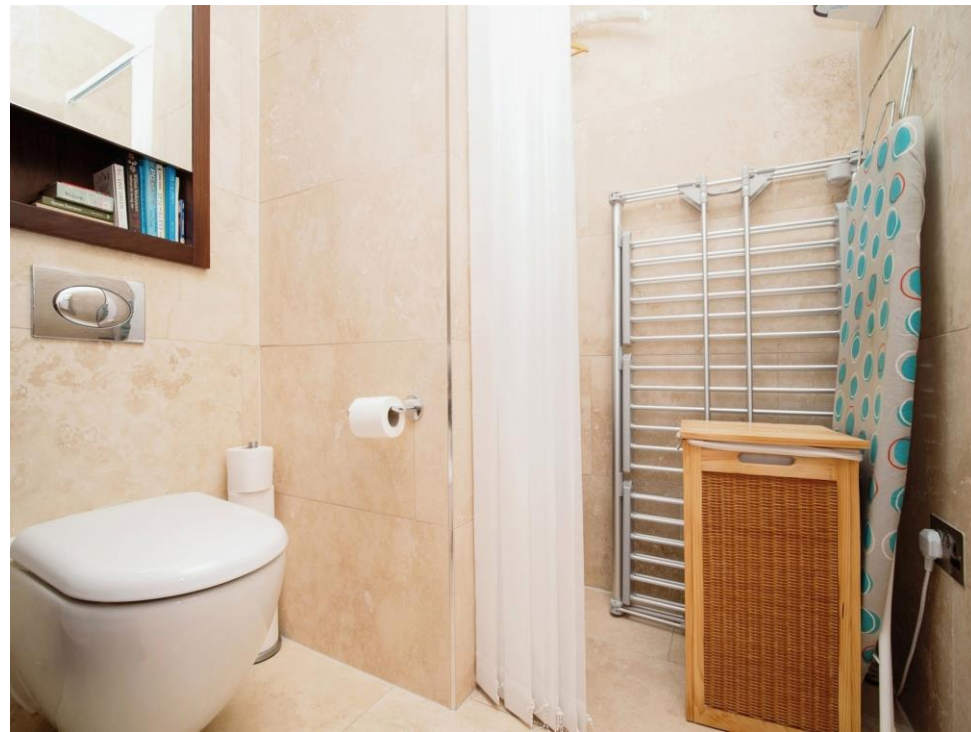
One allocated parking space in secure underground car park.

### Communal Gardens

Access to beautifully landscaped communal gardens, with mature shrubs, lawns and ample seating.















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: B**

Tenure: Leasehold

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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

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