



Connells

The Cooperage Eldridge Street
Dorchester

The Cooperage Eldridge Street Dorchester DT1 1HE

for sale offers in excess of
£375,000



Property Description

Extremely well-presented luxury apartment in the sought after development of Brewery Square. This generous apartment is close to 1000sqf and offers a beautiful open plan living space perfect for entertaining! Comprising open plan L-shape lounge/kitchen/diner, utility room, storage cupboards in entrance hall, main shower room, two bedrooms with ensuite to master. The property also benefits from a generous balcony with views across the town and concierge service. There is the added bonus of a lockable storage unit with power and a secure underground parking space both accessible from the lift. There is also a generous and beautifully maintained communal garden as well as a wide range of amenities on the doorstep across the popular Brewery Square site.

Entrance Hall

Door in from communal hallway, storage cupboard and doors to the open plan kitchen/lounge/diner, both bedrooms and the bathroom.

Open Plan Kitchen/Lounge/Diner

Lounge / Dining Area

22' 11" x 15' 11" (6.99m x 4.85m)

Double glazed window to the front, underfloor heating, telephone point, television aerial socket, ceiling spotlights, door to the entrance hall and double glazed French doors out to a balcony which overlooks the rooftops of Dorchester.

Kitchen Area

17' 11" x 8' 9" (5.46m x 2.67m)

Modern fitted kitchen open to the lounge with a variety of wall and base units, work surfaces with 1½ bowl stainless steel sink and drainer in set, double integrated electric oven, separate integrated induction hob with extraction hood over, integrated dish washer and larder fridge, ceiling spotlights and a door to a utility room which houses a wall mounted gas combi boiler and plumbing for a washing machine.



Bedroom 1

21' 7" x 15' 10" (6.58m x 4.83m)

Double glazed window to the front, underfloor heating, fitted wardrobes with ample storage and hanging space, television aerial socket, ceiling spotlights, door into the ensuite and door to the entrance hall. The bedroom also benefits from an additional cupboard which currently accommodates a freezer, this freezer does not form part of the sale.

Ensuite

Shower cubicle with wall mounted shower, fitted vanity unit with wash hand basin, built in mirrored cabinet with light above, WC, fully tiled, radiator, shaver point, extractor fan and door into the bedroom.

Bedroom 2

12' 9" x 11' 1" (3.89m x 3.38m)

Underfloor heating, built in wardrobe, telephone point, television aerial socket, door to the entrance hall and double glazed sliding doors out to the balcony.

Shower Room

Shower cubicle with wall mounted shower, fitted vanity unit with wash hand basin, built in mirrored cabinet with light above, WC, fully tiled, radiator, shaver point, extractor fan and door to the entrance hall.

Outside Space

Balcony

The property also benefits from a generous balcony with views across the town.

Parking

The property includes a parking space in the secure underground car park with the added bonus of a lockable storage unit, both of which are accessible from the lift.

Communal Garden

There is a generous and beautifully maintained communal garden.

Agents Note

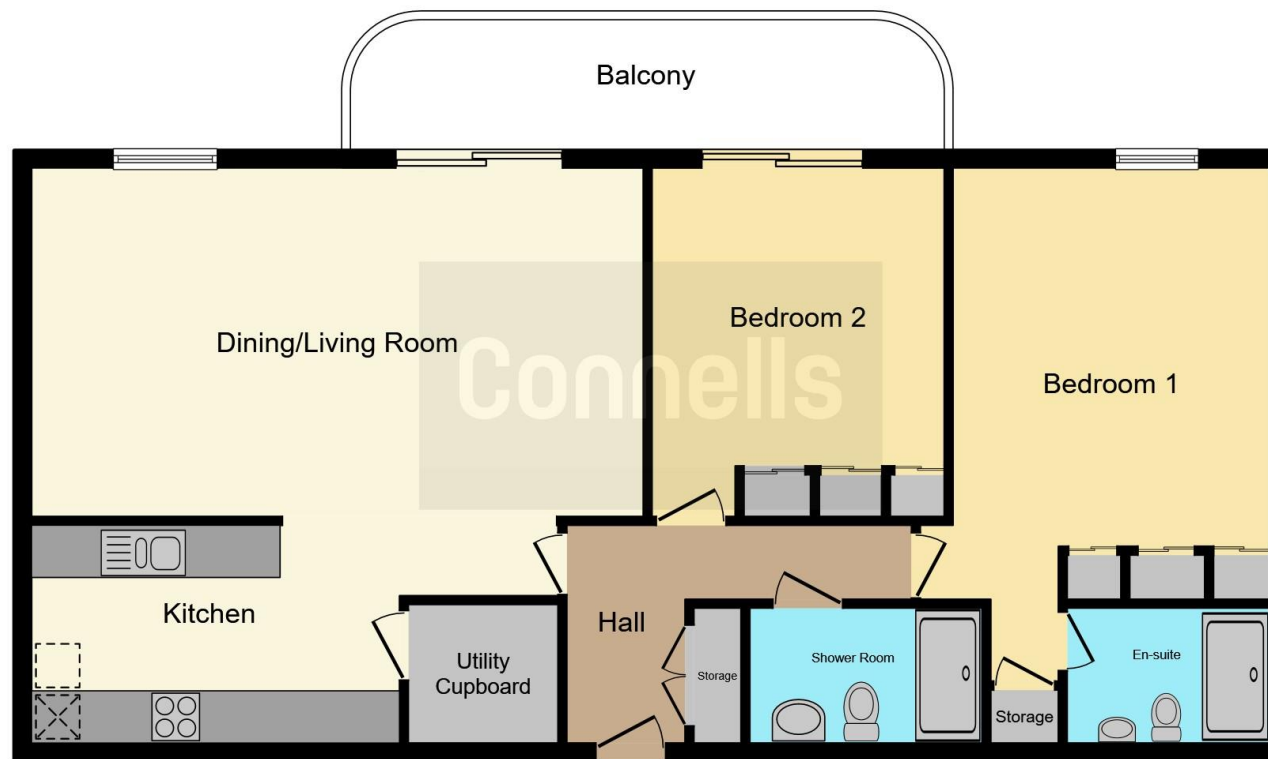
The lease is 201 years from 08.08.2008.

The current ground rent @ 09.2025 is £250.00 per annum and the Service charge is £3191.06 per annum which is invoiced half yearly along with a Reserve fund which is £83.42 per annum.









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

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax
 Band: E

Service Charge:
 3191.06

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309368

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

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DCH309368 - 0007