



Connells

Signature House Maumbury Gardens
Dorchester



Property Description

Situated at Signature house within the award winning Brewery Square Development is this fantastic one bedroom apartment exclusive to the over 55's. Comprising of light and airy lounge-diner, modern kitchen, generous double bedroom and stunning shower room. The property also boasts an allocated parking space in a secure underground car park as well as a private balcony. The development benefits greatly from a range of communal facilities including; gardens, roof terrace with far-reaching views across the town, laundry room, communal lounge and library.

Entrance Hall

The front door from the communal hallway leads into the entrance hall with the security intercom, an electric radiator, the consumer cupboard, an airing cupboard and doors leading to the lounge / dining room, the bedroom and the shower room.

Lounge / Dining Room

20' 2" x 12' 9" (6.15m x 3.89m)

A door from the entrance hall leads into the lounge / dining room with dual aspect double glazed windows to the front and side aspects, two electric radiators, a telephone point, a television aerial socket and an opening leading into the fitted kitchen.

Kitchen

11' 3" x 7' 4" (3.43m x 2.24m)

An opening from the lounge / dining room leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over and an integrated washing machine, dishwasher and fridge freezer.



Bedroom

17' 10" x 10' 4" (5.44m x 3.15m)

A door from the entrance hall leads into the bedroom with a double glazed window to the front aspect, an electric radiator, telephone point, a television aerial socket, fitted wardrobes and a pair of doors leading onto the balcony.

Shower Room

A door leads from the entrance hall into the part tiled shower room with a shower cubicle, a WC, a wash hand basin, a shaver socket and an extractor fan.

Outside Space

Balcony

A pair of doors lead from the bedroom onto the balcony with views across town.

Parking

The property benefits from a parking space in the secure underground car park.

Signature House Facilities

The development benefits greatly from a range of communal facilities and these include:-

An attractive roof terrace with an adjacent indoor conservatory room with ample seating and basic kitchen facilities.

A guest room close to the apartment, which can be booked for visiting family and friends.

A unisex hairdressing salon on the ground floor.

The apartment block benefits from secure access via fob or keypad.

Services of a House Manager.

An internal lift to all floors, including directly to the secure underground car park - vehicular access via key fob.

Agents Note

Current Service Charge @ 11.09.2025 is £3800.88 per annum paid in monthly instalments.

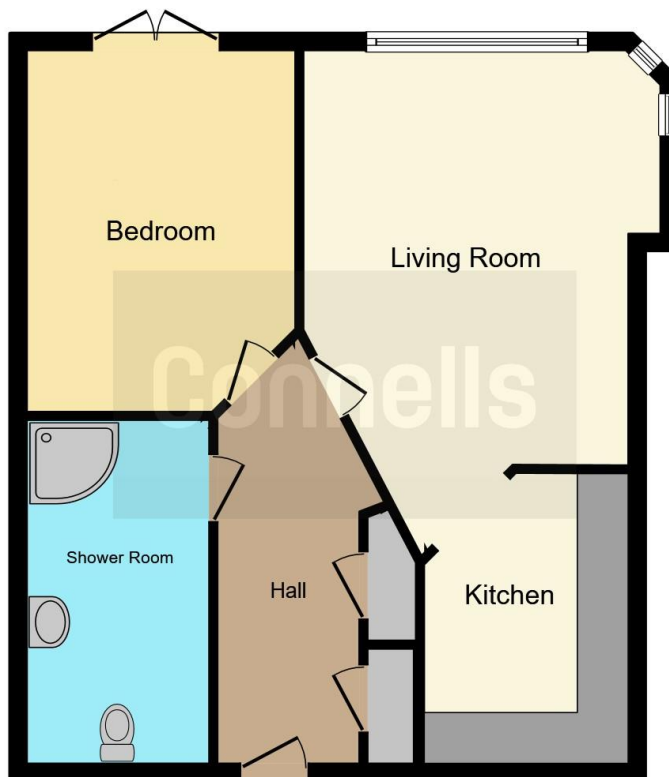
Lease is 125 years from 01 October 2012.

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.









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: D

Council Tax
 Band: C

Service Charge:
 3800.88

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309369

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

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: DCH309369 - 0003