



Instinct Guides You



Hop House, Eldridge Street, Dorchester £350,000

- Brewery Square
- Balcony
- Secure Underground Parking
- Three Bedrooms
- Bathroom Plus En-Suite
- 24 Hour Concierge Service
- Modern Apartment
- Underfloor Heating
- Restaurants Near By
- Transport Moments Away



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A THREE BEDROOM apartment in BREWERY SQUARE with SECURE UNDERGROUND PARKING, UNDERFLOOR HEATING, a BALCONY and MOMENTS FROM LOCAL TRANSPORT ROUTES. This property offers fine living accommodation with LIFT access. Situated only a short walk away from all the local amenities including popular restaurants and high street retailers plus the local railway station & bus stops.

Stepping into this property you are greeted with a welcoming hallway leading into the bedrooms and living spaces. The main bedroom situated to the left of the entrance is a very good size and benefits from built in wardrobes and an en-suite featuring a shower and wash hand basin. The second bedroom is a good size double and further benefits from built in wardrobes and only a few paces away from the main shower room. The third bedroom is a large single bedroom perfect as a guest room or home office if necessary.

The main living area comprises a feature fireplace, modern fitted kitchen and a balcony with electric controlled awning overlooking the communal gardens. The modern fitted kitchen enjoys a contemporary feel and look whilst offering a built in cooker/hob, microwave, fridge freezer & dishwasher.

The apartment further offers secure underground parking and a 24 hour concierge service with beautifully decorated communal areas and seating to enjoy fresh air in the outside space.



Room Dimensions

Lounge/Diner 18'11 x 12'10 (5.77m x 3.91m)

Kitchen 13'00 x 7'01 (3.96m x 2.16m)

Bedroom One 14'02 x 10'00 (4.32m x 3.05m)

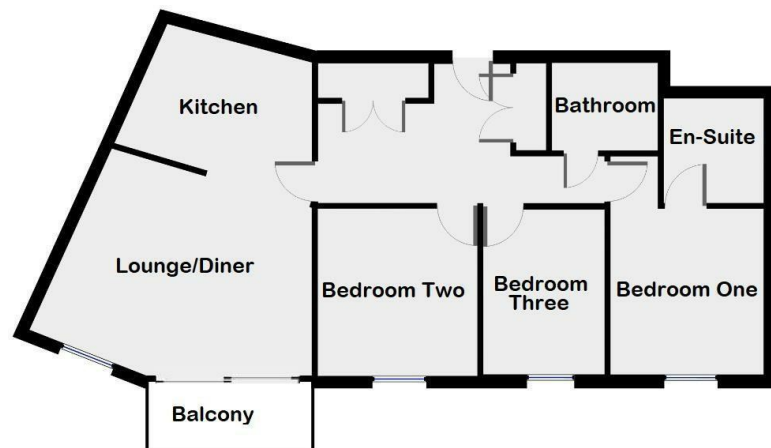
Bedroom Two 10'05 x 10'11 (3.18m x 3.33m)

Bedroom Three 10'04 x 7'11 (3.15m x 2.41m)

Lease & Maintenance

The vendor informs us that the property holds a 200 year lease from 2016 and the service charge is £1700 per six months with ground rent of £350, no pets allowed, letting is permitted but no holiday letting.

This information should be confirmed by your solicitor before any expense is carried out.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	83
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.