



Instinct Guides You



18 Eldridge Street, Dorchester, DT1 1HL Offers In Excess Of £330,000

- 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.

Entrance

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

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

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)

En-Suite

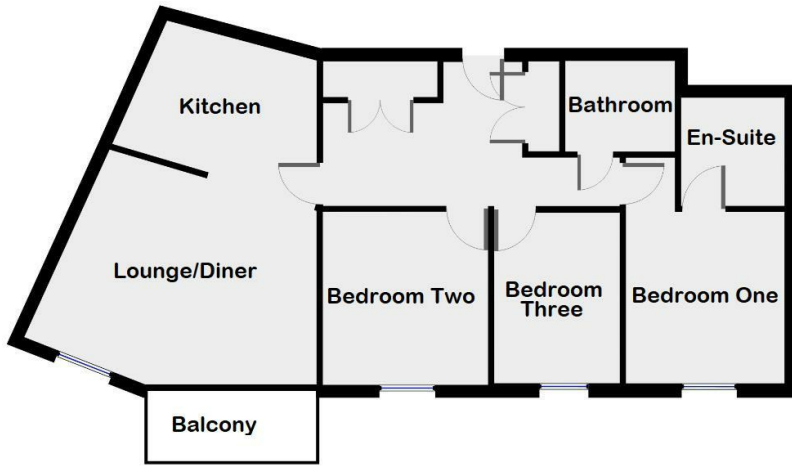
Shower Room

Underground Parking

Lease & Maintenance

The vendor informs us that the property holds a 200 year lease from 2016 and the service charge is £1333.90 per six months with ground rent of £350. 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			
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	