



5 Bonded Stores

Eldridge Street, Dorchester, Dorset

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Eldridge Street, Dorchester
Dorset, DT1 1GY

A contemporary and spacious penthouse apartment, set within a prestigious Grade II Listed building. This exceptional residence offers two double bedrooms, two bathrooms, a private sun terrace with commanding views over Brewery Square, and secure underground parking.



- Spacious Grade II Listed penthouse apartment
 - Prime views over Brewery Square
 - Sun terrace for outdoor seating
- Further smaller balcony to the master bedroom
 - Secure underground parking space
- En suite & dressing room to the master bedroom
 - 2 double bedrooms
 - Utility room
 - Lift access
 - No onward chain

Guide Price £340,000

Leasehold

Dorchester Sales
01305 261008

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THE DWELLING

Constructed in 2013 above a historic brewery building, this modern top-floor penthouse is part of a Grade II Listed development, boasting a prestigious position with uninterrupted views over Brewery Square and its iconic fountains. Located in the heart of a vibrant and cosmopolitan area, the apartment offers an exclusive and highly sought-after location.

ACCOMMODATION

The apartment is accessed via an L-shaped hallway, which includes a double cloaks cupboard and a good sized utility room, equipped with plumbing for both a washing machine and tumble dryer. The utility room also houses the wall-mounted gas central heating boiler, a sink, and additional storage cupboards.

The spacious, dual-aspect main living area is bright and airy, enhanced by two sets of large glazed doors that open onto the terrace, along with additional side windows that flood the space with natural light. At the rear of the room, the fully fitted contemporary kitchen features sleek modern cabinetry and granite work surfaces that extend into a convenient breakfast bar. Integrated appliances include an electric hob, conventional oven, combination microwave/oven, dishwasher, fridge, and freezer.

The principal suite offers a generous double bedroom with access to a private side balcony, a walk-in dressing room with extensive fitted wardrobe space, and a stylish en-suite bathroom with a shower over the bath. A second well-proportioned double bedroom also benefits from built-in wardrobes.

OUTSIDE

An elevated sun terrace at the front offers panoramic views over the main square, fountains, and the surrounding area—perfect for outdoor seating, dining, or container gardening. Additionally, a private side balcony is accessed from the principal bedroom.

The property also includes the added benefit of a secure, allocated underground parking space.

SITUATION

5 Bonded Stores is located in the heart of the prestigious Brewery Square development, a vibrant destination offering an array of popular eateries such as Côte Brasserie, Hub Box, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nando's, Brewhouse & Kitchen, and Costa. The square also features a variety of amenities including a hairdressers, newsagent, Anytime Fitness gym, Premier Inn hotel, Odeon cinema, Woods furniture store, and fashion retailers such as Hobbs and Phase Eight.

Dorchester is well-connected by rail, with Dorchester South and Dorchester West stations providing mainline services to London Waterloo and Bristol Temple Meads, respectively. The Dorset County Hospital and Winterbourne Hospital, both highly regarded, are located nearby.

The town also boasts a wide range of sports clubs covering cricket, rugby, football, tennis, and golf. Just a few miles to the south lies the stunning Jurassic Coast, a UNESCO World Heritage Site, offering sandy beaches, scenic coastal walks, and a variety of water sports.

DIRECTIONS

What3words:///digitally.gazed.morphing

SERVICES

All mains services are connected.
Gas central heating with under floor heating.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have coverage outdoors and likely to have coverage indoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease 201 years from August 2013 (189 years remaining).

Service charge £4888.79 for 2024, beginning 1st Jan until 31st Dec to Brewery Sq. Management Ltd.

Building insurance for 2025 £818.43

Ground rent £250 per annum paid annually in January.

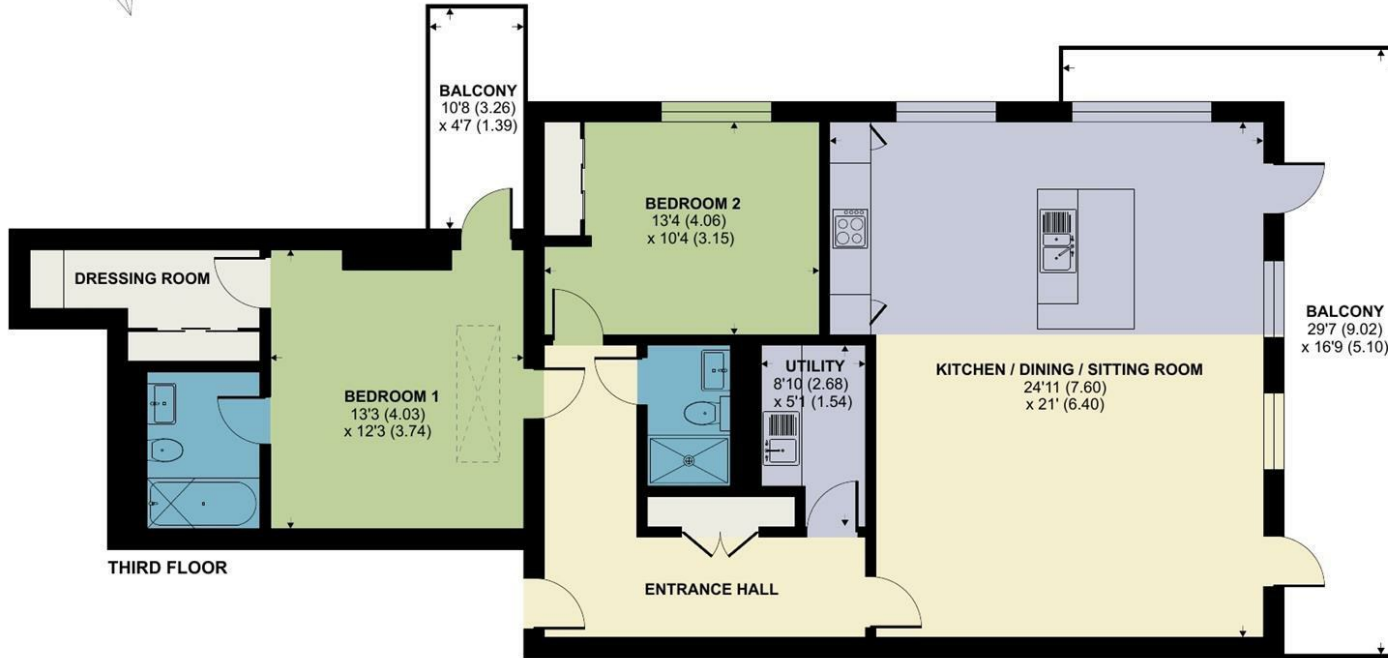
The property falls within a conservation area.



Eldridge Street, Dorchester

Approximate Area = 1154 sq ft / 107.2 sq m

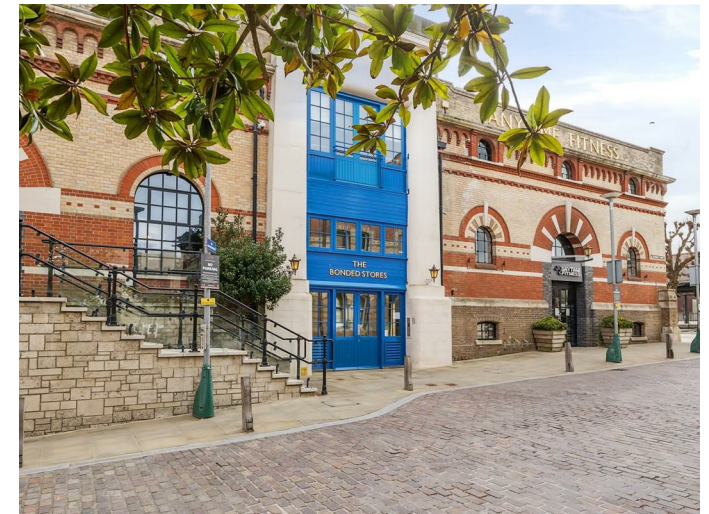
For identification only - Not to scale



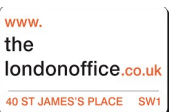
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1279078



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	77	77
EU Directive 2002/91/EC		



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