

Symonds
& Sampson

Hop House

Brewery Square, Dorchester, Dorset

4 Hop House

18 Eldridge Street, Brewery Square
Dorchester, Dorset, DT1 1HL

A one double bedroom, first floor apartment set in the heart of Brewery Square development with spacious open plan living and an allocated parking space.

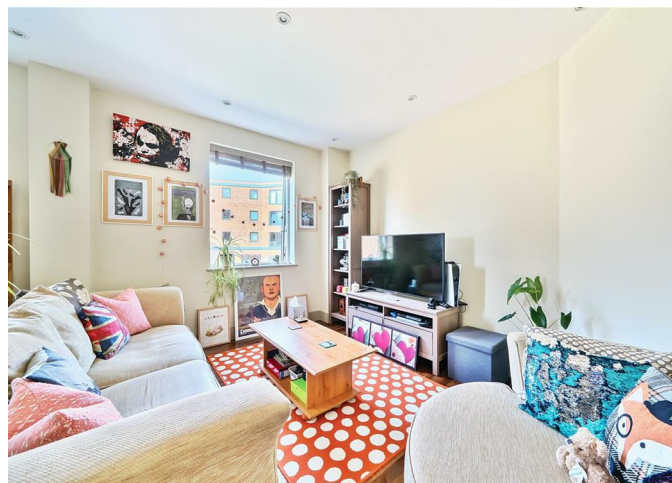


- Convenient location in the heart of the county town
 - First floor apartment
 - One double bedroom
 - Modern bathroom suite
 - Open plan living
- Lift access and communal garden
 - Secure underground parking
- 24 hour concierge/security system

Guide Price **£195,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

A well appointed, one bedroom apartment delightfully situated on the prestigious Brewery Square development.

Hop House includes a lift to all floors and a 24 hour concierge/security system. This apartment is located on the first floor and has been well maintained by the current owner, making a stylish and contemporary home in a convenient location to access all the benefits of Brewery Square and the county town.

Internally the accommodation is finished to a high specification with video entry system, wood flooring on acoustic membrane to the entrance halls, sitting room and the kitchen areas. The apartment enjoys under floor heating throughout the principal rooms in the property, air extract ventilation system and fibre broadband.

The entrance hall has a useful utility cupboard with space for white goods. From the hall, doors also lead to the open plan living, bathroom and bedroom which benefits from fitted wardrobes.

The kitchen is fitted with a range of gloss fronted wall and floor mounted units with work tops over. Integrated appliances include an induction hob with extractor over, fan assisted oven, dishwasher, microwave oven and fridge / freezer.

OUTSIDE

There is also use of a delightful, well tended communal garden.

The apartment benefits from secure underground parking for one car, accessed via the lobby.

SITUATION

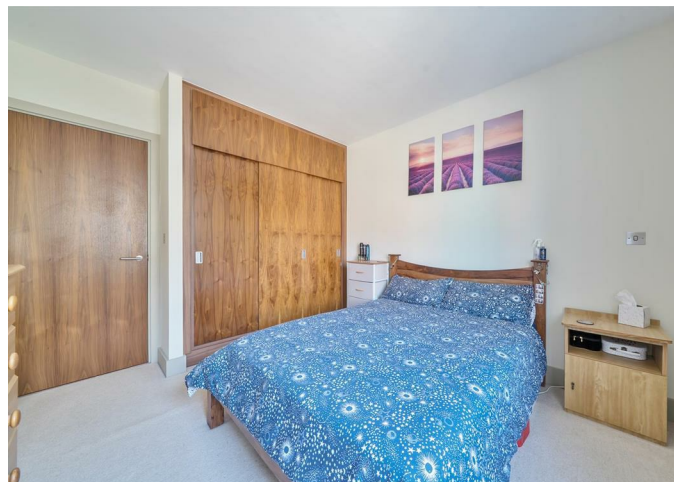
The apartment is situated in the heart of this prestigious development which boasts a variety of eateries, a news agents, and hairdressers. The square also includes a Premier Inn, Anytime Fitness gym, Odeon Cinema and fashion retailers.

The apartment is just a short walk from the main shopping precinct and two stations, Dorchester South connecting to London Waterloo and Dorchester West connecting to Bristol Temple Meads.

Dorchester offers a wide range of leisure facilities and the highly regarded Dorset County Hospital. Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland. There is also outstanding walking and riding across the countryside that surrounds the town and along the Jurassic coastline a short distance to the south.

DIRECTIONS

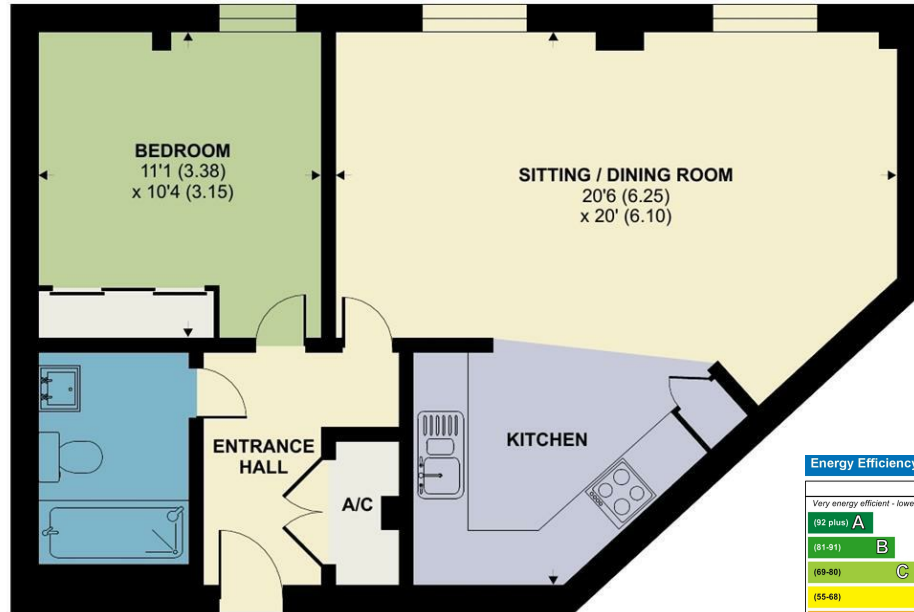
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Eldridge Street, Dorchester

Approximate Area = 548 sq ft / 51 sq m

For identification only - Not to scale



FIRST FLOOR

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: 1312018



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(58-68) D		
(49-57) E		
(39-48) F		
(21-38) G		
(1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains electricity, gas, water and drainage.
Gas central heating.

Broadband - Ultrafast speed is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

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

LEASE DETAILS

Leasehold. 201 year old lease from 8th August 2008.

Ground rent £150.00 per annum, charged annually in January.

Service charge £2,239.80 per annum, charge twice yearly in January and July.

Building insurance charge £332.18 per annum, charged annually in April.

AGENTS NOTE

NB - Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a member of staff of Symonds & Sampson and as such constitutes a "connected person".

Dorchester/ATR/07.10.2025



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