



13 Hop House, 18 Eldridge Street, Dorchester

A two double bedroom, third floor apartment set in the heart of Brewery Square development with balcony and an allocated parking space.

Guide Price
£275,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

13 Hop House, 18 Eldridge Street, Dorchester, Dorset, DT1 1HL

- Two bedroom third floor apartment
- Convenient location in the heart of the county town
 - Open plan kitchen/sitting room, balcony
 - Contemporary en suite and shower room
 - Lift access and communal garden
 - 24 hour concierge/security system
 - Secure underground parking
 - Council tax band: D
- Ground rent: £250.00 pa. Service charge: £2,159.71 pa
 - Building insurance charge: £378.09 pa

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

A well appointed, two 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 third floor and has been well maintained by the current owners, 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 with access to the balcony, shower room and two

double bedrooms.

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.

Both bedrooms have fitted wardrobes and the master bedroom has a modern en-suite bathroom.

Outside

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

The apartment benefits from secure underground parking for one car, accessed by the lifts.

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.

Lease Details

Leasehold. 201 year old lease from 8th August 2008. Ground rent £250.00 pa, charged annually on 1st January. Service charge £2,159.71 pa, charge annually on 1st January. Building insurance charge £378.09 pa, charged annually on 1st April.

Agent Note
 Permission granted to sublet the apartment should you require on an assured short hold tenancy.
 Holiday lets and Airbnb are not permitted.

Services
 Mains gas, electricity, water and drainage.
 Underfloor heating throughout the apartment.

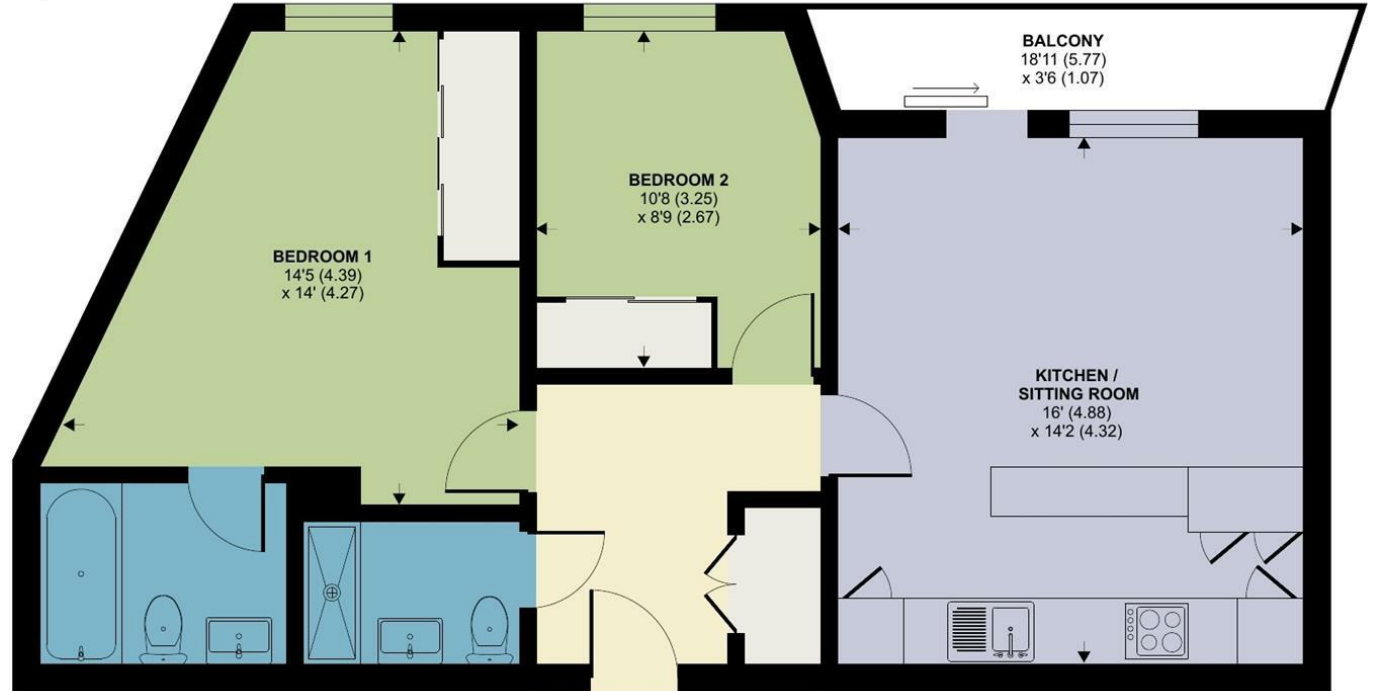
Local Authority
 Dorset Council
 Tel: 01305 251010

Council Tax Band: D
 EPC: B

Directions
 From our offices in High West Street proceed to the Top 'O' Town roundabout, taking the first exit onto Albert Road. Continue onto Cornwall Road (with the park on your left) and turn left at the lights onto Great Western Road. At the end of the road turn right onto Weymouth Avenue and continue past the parade of shops, turn left after Brewery Square signed Dorchester Train Station (South). Proceed down the road, passing Costa Coffee. Follow Pope Street down the hill and bear right, continue along the road and after a short distance the entrance to Hop House will be on your right hand side.

Eldridge Street, Dorchester

Approximate Area = 648 sq ft / 60.2 sq m
 For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

Dorchester/ATR/14.02.24/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2023. Produced for Symonds & Sampson. REF: 1040907



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