



KEG STORE POPE STREET

Dorchester, DT1 1GU

Price £340,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Situated on the sought after Brewery Square development in the very heart of Dorchester is this well appointed and contemporary style 3rd floor two bedroom apartment. The property has many features including underfloor heating, open plan living space, master bedroom with en-suite bathroom and walk in wardrobe and a luxury kitchen with appliances.

Situation

Brewery Square is a modern mixed development of luxury residential flats, independent shops, a cinema and a selection of restaurants concentrated around a central plaza and within a short stroll to the centre of the historic county town of Dorchester. The development is also conveniently placed for Dorchester South Station with regular services to London Waterloo. Dorchester itself boasts several museums, independent shops, restaurants and coffee shops.

The local area

The county town of Dorchester is set amongst beautiful Dorset countryside and is within a short distance of the stunning Jurassic Coast which is now a UNESCO world heritage site.

Local Authority

Dorset Council Tax Band: D

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

PROPERTY DESCRIPTION

The Keg Store is entered via a communal door with a secure entry phone system which leads to the communal entrance hall. There is a lift and stairs to all floors.

Entrance Hall

Once on the 3rd floor landing the private front door to No9 leads to the entrance hall which benefits from a useful cloaks cupboard with hanging space and a further double utility cupboard with a wall mounted central heating boiler and space and plumbing for a washing machine. There is attractive wooden flooring which extends to the living area.

Open Plan Sitting/Dining/Kitchen Area

The main living space is open plan and has access to the glass screened balcony giving a great space to enjoy some fresh air. The kitchen area is fitted with an extensive range of attractive hi-gloss wall and base cabinets. There are integral appliances to include a fan assisted oven, microwave oven, dishwasher, four ring induction hob and a fridge freezer.

Bedroom 1

The master bedroom benefits from a walk in wardrobe and an EN-SUITE BATHROOM with a bath with separate rain head shower above and shower screen, wash hand basin and close coupled WC. There is a useful mirror fronted cabinet with glass shelving. The walls are fully tiled with Travertine tiles. A window to the rear gives views of the communal gardens.

Bedroom 2

The second bedroom is also a double room and gives views over the communal gardens and benefits from built in wardrobes with hanging space, chest of drawers and shelving.

Shower Room

The well equipped shower room has a walk in shower with a rain head, wash hand basin and close coupled WC. There is a mirror fronted cabinet with glass shelving and there are Travertine tiled walls.

Outside

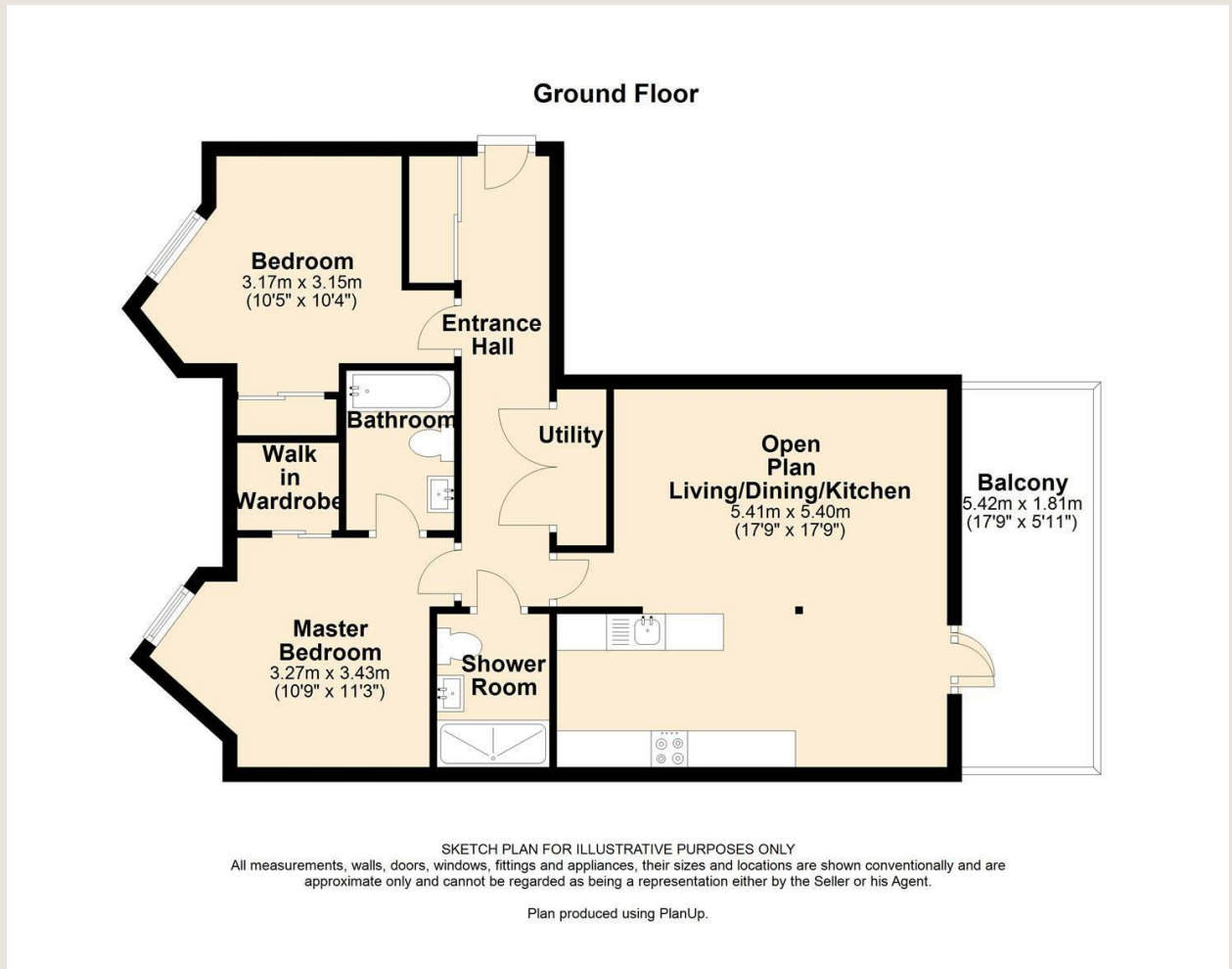
The property benefits from a secure underground parking space accessed via automatic electric gates. This can be reached by the lift or stairs. There are attractive and well maintained communal gardens for the use of the residents of the flats.

Tenure

We understand from the vendor that there are currently 194 years remaining on the lease, the ground rent is £250 per annum and the service charge is currently £2340 per annum.

Useful Information

All mains services are connected to the property. For mobile and Broadband signal please refer to the Ofcom checker on their website.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

