



5 BONDED STORES BREWERY SQUARE

Dorchester, DT1 1GY

Price £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Offered for sale with no forward chain this two double bedroom penthouse apartment is situated on the prestigious Brewery Square development in the heart of the county town of Dorchester. The property benefits from a spacious open plan living area with a luxury fitted kitchen with appliances, two double bedrooms, two bathrooms, a useful utility room and a wrap around terrace overlooking the main plaza. The property would make an ideal home in a central location.

Situation

The development at Brewery Square offers an excellent blend of luxury residential accommodation with a range of entertainment and retail facilities situated around a central plaza. There are a range of independent shops, restaurants and a cinema whilst Dorchester South Station with regular services to London Waterloo is nearby.

The local area

The county town of Dorchester is steeped in history and boasts several museums and places of interest. There is an excellent range of independent shops, coffee shops and restaurants within the town centre along with a second cinema and Dorchester West station with regular services to Bristol. The Jurassic Coast, a Unesco world heritage site, is approximately 10 miles distance.

Local Authority

Dorset Council Tax Band: D

Tenure: Leasehold

EPC Rating:



| 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 | |

PROPERTY DESCRIPTION

Communal Entrance Hall

Bonded Stores is entered via communal doors and has a secure entry system. A lift and stairs give access to the 3rd floor where number 5 can be found.

Entrance Hall

The generous entrance hall has a double width cloaks cupboard with hanging space for coats and provides good storage. There is attractive engineered wooden flooring which extends to the open plan living area and kitchen.

Open Plan Sitting/Dining Kitchen

The spacious living area has an abundance of natural light from windows to the side and french doors giving access to the impressive wrap around terrace with views across the main plaza. The kitchen area is exceptionally well fitted with an extensive range of hi-gloss wall and base cabinets and ample work surface with an island unit. Integral appliances include a four ring induction hob with extractor above, fan assisted oven, microwave oven, fridge freezer and dishwasher.

Utility Room

Accessed via the entrance hall this is a useful area with an additional sink, further cupboards, space and plumbing for a washing machine and a wall mounted Worcester central heating boiler.

Master Bedroom

The main bedroom benefits from a walk in wardrobe/dressing area with hanging space and chest of drawers. There is a skylight window and a french door leads to a small terrace area. A door leads to the En-Suite Bathroom which is well appointed with a bath with a tiled surround and separate rain head shower above and shower screen, wash hand basin, close coupled WC with concealed cistern. A double mirror fronted cabinet with glass shelving and shaver socket provide storage. The bathroom is fully tiled with Travertine tiles.

Bedroom Two

Another double bedroom with a range of fitted wardrobes with chest of drawers, hanging space and shelving.

Shower Room

The shower room comprises a large walk in shower cubicle with a rain head shower head, wash hand basin and close couple WC with concealed cistern. There is a mirror fronted cabinet with glass shelving and shaver socket and there is a heated towel rail. The walls are fully tiled with Travertine tiles.

Useful Information.

The apartment benefits from a secure underground car parking space. We understand the the current service charge is £4,600 per annum and there are 186 years remaining on the lease. Ground Rent is currently £250 per annum. All mains service are connected to the property. For mobile and broadband signal please refer to the Ofcom checker on their website.

Eldridge Street, Dorchester, DT1

Approximate Area = 1140 sq ft / 105.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 993174



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

01305 269200

dorchester@mayfairproperties.net

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)

