



## FAIRFIELD DRAY HORSE YARD

Dorchester, DT1 1GT

Price £190,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A modern one double bedroom 2nd floor luxury apartment situated in the ever popular Brewery Square development in the heart of the county town of Dorchester. The property is being sold with no forward chain and benefits from a secure underground parking space, kitchen with fitted appliances, open plan living area, balcony and a double bedroom with fitted wardrobes.

## Situation

Brewery Square is a mixed development of luxury apartments, independent shops, a cinema and an excellent selection of restaurants and coffee shops centered around a central plaza. Set in the heart of Dorchester which is steeped in history with many places of interest and museums the property is in a very central location.

## The local area

There are excellent transport links nearby to both London Waterloo and Bristol Temple Mead stations. The stunning Jurassic Coast, a UNESCO world heritage site, is approximately 9 miles distance and there are many walking routes through the beautiful Dorset countryside.

## Local Authority

Dorset Council Tax Band: B  
Tenure: Leasehold  
EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

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## Communal Entrance Hall

The communal entrance hall is accessed via a secure entryphone system and a power assisted door. There is a lift and stairs to all floors and the underground parking area.

## Entrance Hall

Once on the 2nd floor there is a private front door to no20 which leads to the entrance hall. There is a very useful utility cupboard with space and plumbing for a washing machine and a wall mounted central heating boiler.

## Open Plan Sitting/Dining/Kitchen

The Kitchen area has been well fitted with a range of hi-gloss wall and base cabinets. Integral appliances include fan assisted electric oven, microwave, four ring induction hob with extractor above, dishwasher and a fridge freezer. There is a stainless steel sink unit set in a quartz worksurface. The Sitting/Dining area has patio doors leading to an enclosed balcony and there is engineered wooden flooring and a radiator.

## Bedroom

The bedroom is a great size double and has fitted sliding door wardrobes to include chest of drawers, shelving and hanging space. There is a window to the side and a radiator.

## Bathroom

The bathroom is well appointed and comprises a bath with a rain head shower above and shower screen, low level WC with a concealed cistern and a wash hand basin. There is a useful fitted cabinet with glass shelving and a shaver socket, a heated towel rail and the walls are fully tiled with Travertine tiles.

## Useful Information

There is a secure underground parking space for the property which is accessed via the lift and stairs. The current service charge is approx £1500 per annum, the ground rent is £150 per annum and there is 186 years remaining on the lease.

## Material information:

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- No Flooding in the last 5 years or not.

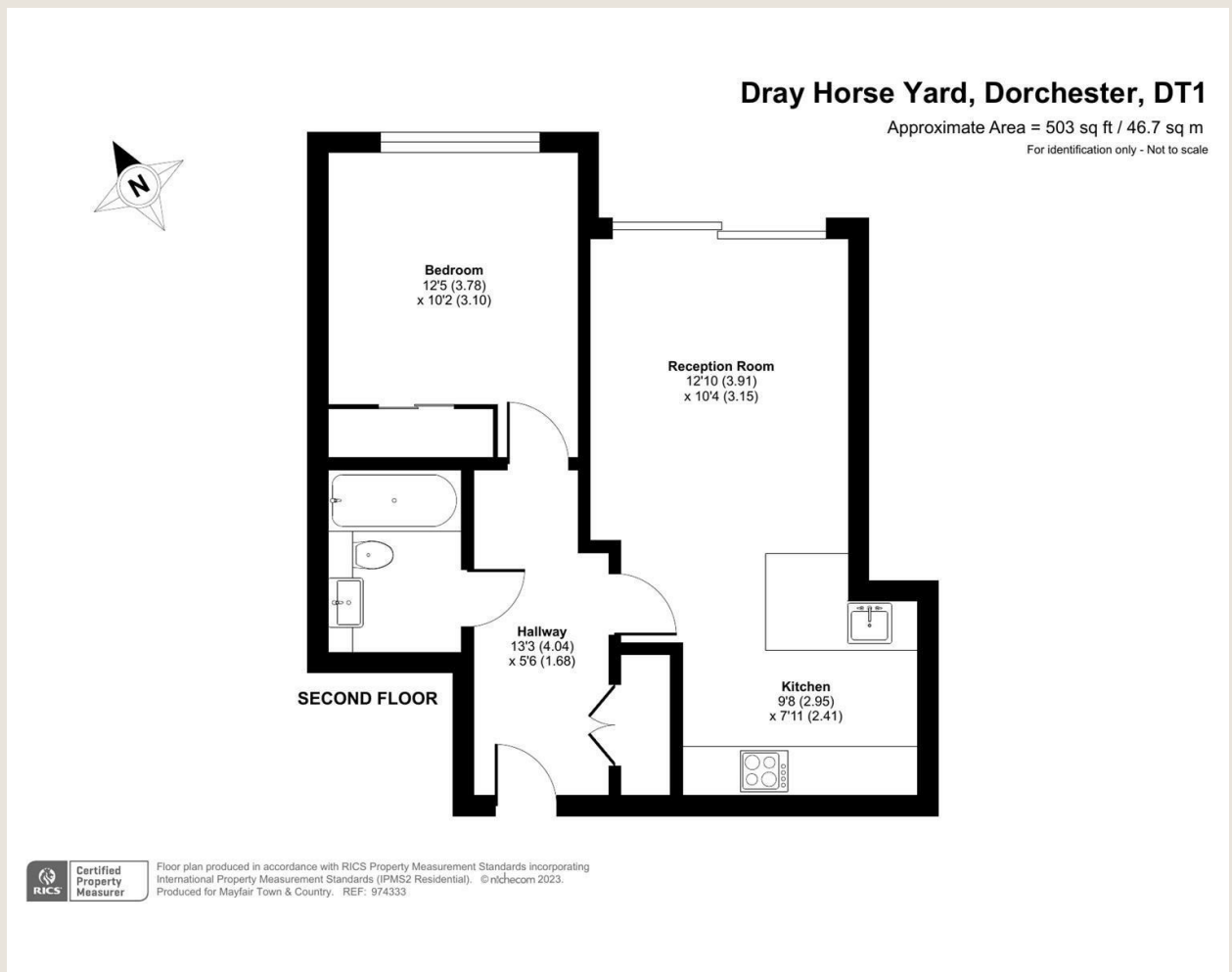
For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



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

**01305 269200**

[dorchester@mayfairproperties.net](mailto: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)

