



26 FAIRFIELD DRAY HORSE YARD

Dorchester, DT1 1GT

Asking Price £310,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A modern two double bedroom top floor luxury apartment situated in the ever popular Brewery Square development in the heart of the county town of Dorchester.

## Situation

The Development of 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

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.

## Local Authority

Dorset Council Tax Band: C

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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Communal Entrance Hall

Access to Fairfield is by a secure entry phone system leading to the communal entrance hall. There is a lift and stairs to all floors.

## Entrance Hall

Once inside the front door the entrance hall has a useful utility cupboard with space and plumbing for a washing machine and the wall mounted central heating boiler.

## Sitting/Dining/Kitchen Room

18'6" x 12'9" (5.64 x 3.89 (5.63 x 3.88))

The open plan living area has sliding glazed doors to the outside terrace area. The kitchen is fitted with an attractive range of hi gloss wall and base cabinets with integral appliances to include a dishwasher, fridge freezer, fan assisted oven and hob. There is engineered wooden floors throughout and leading into the entrance hall.

## Bedroom 1

11'8" Max x 10'1" (3.56 Max x 3.07)

The master bedroom has built in double wardrobes with hanging space, shelving and chest of drawers. Sliding glazed doors lead to the outside terrace.

## Bedroom 2

11'8" x 8'0" (3.56 x 2.44)

A double bedroom with a window overlooking the terrace to the rear.

## Bathroom

The well appointed bathroom comprises a panel bath with separate shower above and glazed shower screen, wash hand basin and WC with concealed cistern. There is an inset mirror fronted cabinet with glazed shelving and a shaver point. The walls are fully tiled with Travertine tiles.

## Outside

The flat has the benefit of a secure underground parking space. A good size terrace overlooks the rear and is a great place to sit and relax. There is also access to the well tended communal grounds which are for the private use of residents.

## Tenure

The property has the benefit of a 24hr security/concierge service. The lease is currently 187 years and the current service charge is 936 per half year.

## Material information:

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered
- Gas Central Heating
- No Flooding in the last 5 years

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

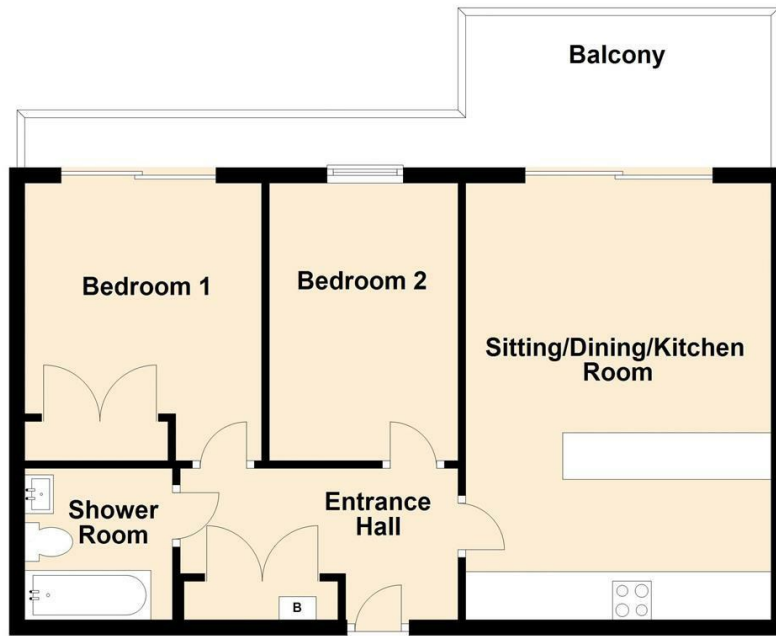
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[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)

**Top Floor**  
Approx. 54.4 sq. metres (585.5 sq. feet)



Total area: approx. 54.4 sq. metres (585.5 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

Plan produced using PlanUp.



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)

