



## 11 HOP HOUSE ELDRIDGE STREET

Dorchester, DT1 1HL

Price Guide £285,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A well appointed luxury two bedroom two bathroom apartment situated on the prestigious Brewery Square development in the heart of the county town of Dorchester. With 24 hour concierge service, lift access and secure underground parking this property is being offered for sale with no forward chain.

## Situation

### The local area

Set in the heart of the historic county town of Dorchester, Brewery Square is ideally placed to enjoy the many amenities that the town has to offer and itself boasts an excellent selection of restaurants, independent shops and a cinema. There are several museums nearby, a second cinema, high street shops and numerous restaurants and coffee shops. The town also boasts two mainline railway stations to London Waterloo and Bristol Temple Meads.

### Local Authority

Dorset Council Tax Band: C

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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	

# PROPERTY DESCRIPTION

## Communal Entrance Hall

Hop House is entered via communal doors with a secure entry phone system. The large communal entrance hall gives access to the lifts and stairs to all floors.

## Entrance Hall

Once on the second floor there is a private front door to no 11 which leads to the entrance hall which has a useful utility cupboard with space and plumbing for a washing machine and a wall mounted central heating boiler. There is a further storage cupboard.

## Open Plan Sitting/Dining/Kitchen Area

22'7" Maximum x 20'6" Maximum (6.88 Maximum x 6.25 Maximum)

This is a light and airy room with a window and sliding doors leading to the balcony which is a great place to relax and unwind. The kitchen is fitted with an extensive range of hi-gloss wall and base cabinets with integral appliances to include a dishwasher, fridge freezer, fan assisted electric oven, microwave and four ring hob. There is engineered wooden flooring throughout which extends to the entrance hall.

## Bedroom 1

11'0" plus recess x 10'10" (3.35 plus recess x 3.30)

The master bedroom has a window overlooking the communal gardens and is fitted with a range of wardrobes with hanging space, shelving and chest of drawers. A door leads to the EN-SUITE SHOWER ROOM which comprises a large walk-in shower, wash hand basin and WC with concealed cistern. There is an inset mirror fronted cabinet with glass shelving and a shaver socket. The walls and floor are fully tiled with Travertine tiles.

## Bedroom 2

11'3" x 9'8" (3.43 x 2.95)

This is also a double bedroom with a window overlooking the communal gardens. Fitted with a range of wardrobes with hanging space, shelving and chest of drawers.

## Bathroom

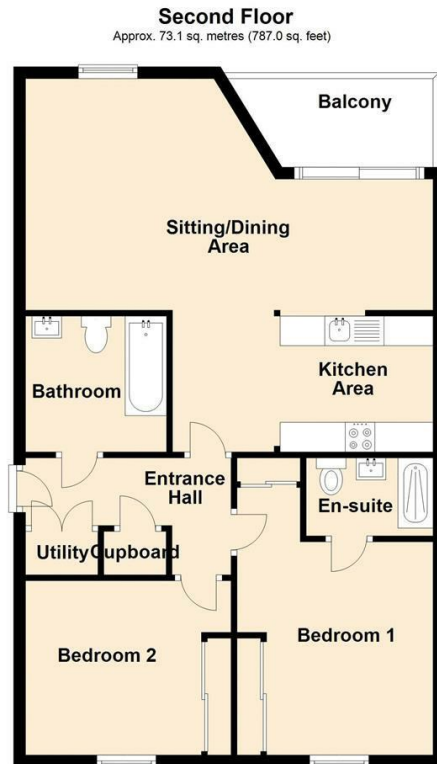
The bathroom is well appointed and comprises a bath with a separate shower unit above and shower screen, wash hand basin and WC with a concealed cistern. There is an inset cabinet with glass shelving and a shaver socket. The walls and floors are fully tiled with Travertine tiling.

## Outside

The apartment has a secure allocated parking space and there is access to the well tended and attractive communal gardens which are for the private use of residents. Residents also have the benefit of a 24hour concierge/security service.

## Tenure

The service charge is currently £1,121 per 6 months and the lease is currently 187 years.



Total area: approx. 73.1 sq. metres (787.0 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)

