



## ELDRIDGE POPE BUILDING WEYMOUTH AVENUE

Dorchester, DT1 1QR

Price £325,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Offered for sale with no forward chain this handsome and well presented two bedroom apartment has been converted from an historic grade II listed building and forms part of the prestigious Brewery Square development in the heart of the county town of Dorchester. This spacious flat boasts an open plan living/kitchen area, two bedrooms one with an en-suite, further shower room and an allocated car parking space. This 3rd floor property has lift access.

## 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 historic county town of Dorchester is steeped in history with many places of interest and several museums. The property is conveniently situated for the town centre with its range of independent shops, restaurants and coffee shops.. There is a second independent cinema and a further station with services to Bristol Temple Meads.

## Local Authority

Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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 communal entrance with its secure entry system leads to the impressive and welcoming entrance hall and there is a lift and a period staircase leading to all floors. Once onto the 3rd floor there is a private front door to no5.

The entrance hall has an attractive engineered wooden floor which leads into the living/kitchen area. There is a useful utility/cloaks cupboard housing the heat exchanger for the heating system, space and plumbing for a washing machine and hanging space for coats. Doors lead to all principle rooms. The open plan living/kitchen/dining area is a spacious and light room with windows to the front giving lots of natural light. A taller ceiling also adds to the feeling of space. There are shutters on the windows with fitted floating shelves and cupboards. The well equipped kitchen has an ample range of attractive hi gloss wall and base cabinets with a quartz work surface. The island has a four ring induction hob with an extractor above and drawers beneath. There are further integral appliances which include a electric fan assisted oven, microwave, dishwasher and fridge freezer.

The master bedroom is a double aspect room with lots of light and has a range of sliding door fitted wardrobes with hanging space, chest of drawers and cupboard space. A door leads to the well appointed en-suite bathroom which has a panel bath with separate shower above and shower screen, close coupled WC with concealed cistern and a wash and basin. There is a very useful fitted medicine cabinet with glass shelving and a shaver socket. The walls are tiled with Travertine tiles and there is a window to the side. Bedroom two also has fitted wardrobes and a window to the rear. There is a further shower room with an enclosed shower cubicle, close coupled WC with concealed cistern and a wash hand basin. The shower also has a fitted medicine cabinet and is tiled throughout. Outside there is an allocated car parking space to the rear.

OPEN PLAN LIVING AREA 6.48m max x 5.7m max

BEDROOM ONE 4.56m x 3.19m

BEDROOM TWO 3.82m max x 2.29m

## Material Information..

Additional information not previously mentioned

- All mains services connected
- Water meter.
- Mains Sewerage
- Flooding in the last 5 years or not. No
- Broadband and Mobile signal or coverage in the area.

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)

We understand the the original lease for the property is 201 years from 2008. The current service charge is £4,050 per annum and the ground rent is £250 per annum. The management company is Savills.



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)

