



## 10 FAIRFIELD BREWERY SQUARE

Dorchester, DT1 1GT

Price £205,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A modern one double bedroom 1st 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 large private and enclosed terrace, secure underground parking space, kitchen with fitted appliances, open plan living area and a double bedroom with fitted wardrobes.

## Situation

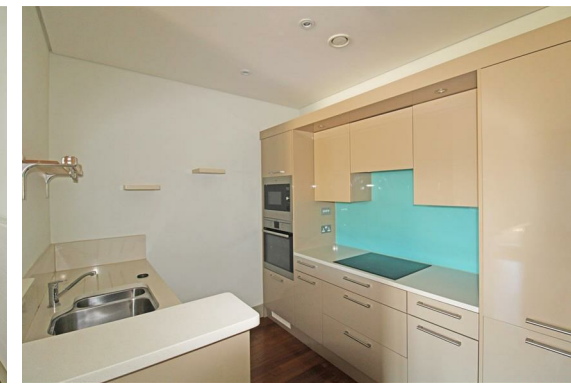
Brewery Square is a mixed development of luxury apartments, independent shops, a cinema and an excellent selection of restaurants and coffee shops centered around a central plaza. Set in the heart of Dorchester which is steeped in history with many places of interest and museums the property is in a 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	77	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

## Communal Entrance Hall

Fairfield is entered through the communal front doors with a secure entryphone system and power assisted door. A lift and stairs lead to all floors and the secure underground parking. On the first floor landing there is a private front door to number 10.

## Entrance Hall

Once inside the entrance hall there is a useful double utility cupboard housing the central heating boiler and space and plumbing for a washing machine. Attractive engineered wooden floors lead from the entrance hall into the living area.

## Open Plan Sitting/Dining/Kitchen

The living area has sliding patio doors leading to the terrace. The kitchen is fitted with an excellent range of luxury hi-gloss wall and base cabinets. A Quartz worksurface incorporates a stainless steel sink unit and there are integrated appliances to include an eye level fan assisted oven and microwave, four ring induction hob, dishwasher and fridge freezer.

## Bedroom

The bedroom has sliding patio doors to the terrace and a range of built in wardrobes incorporating a chest of drawers, shelving and hanging space. The room is carpeted.

## Bathroom

The well appointed bathroom comprises a panel bath with a separate rain head shower over with shower screen, wash hand basin and WC with a concealed cistern. The walls are fully tiled with Travertine tiles and there is a useful inset cabinet with glass shelving and shaver socket. The floor is tiled and there is a heated towel rail.

## Terrace

A real feature of the property is the large and enclosed private terrace which provides an excellent space for enjoying the outdoors. The floor is tiled and the terrace is screened with opaque glass giving a good deal of privacy.

## Entrance Hall

Sitting/Dining Area 12' 10" x 10' 4" ( 3.91m x 3.15m )

Kitchen Area 9' 8" x 7' 11" ( 2.95m x 2.41m )

Bedroom 12' 5" x 10' 2" ( 3.78m x 3.1m )

Terrace 30' max x 18' 1" ( 9.14m x 5.53m )

Bathroom 7' 5" x 5' 6" ( 2.27m x 1.68m )

## Useful Information

The property benefits from a secure underground parking space which is accessed by both the stairs and lift. We understand that there is currently 186 years remaining on the lease, the current service charge is £2,057 per annum, the ground rent is currently £150 per annum and the building insurance is currently £324 per annum.

## Material Information..

Additional information not previously mentioned

- All mains services are connected.
- Water meter.
- Gas central heating.
- Mains sewerage.
- Flooding in the last 5 years. 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

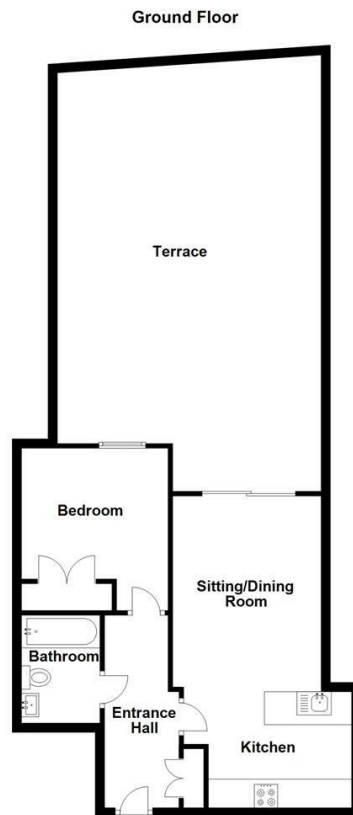
Ofcom checkers below:

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Flood Information:

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



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**

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### 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)

