



7 SCREEN HOUSE

Dorchester, DT1 1GR

Asking Price £300,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully presented luxury two bedroom 2nd floor apartment situated in the prestigious Brewery Square development in the heart of Dorchester. The property benefits from 24hr concierge security, lift to all floors and a secure underground parking space.

Situation

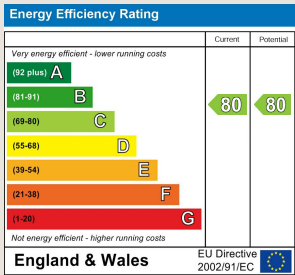
Screen House is situated in the ever popular Brewery Square development in the heart of Dorchester. With it's mix of residential properties, retail outlets and a variety of restaurants and coffee shops this property has everything on it's doorstep. Dorchester South mainline Station to Waterloo is also close by as is the historic centre of Dorchester.

The local area

Dorchester South mainline station to Waterloo is situated next to the development. The historic centre of Dorchester is within quarter of a mile. The Jurassic Coast is approximately 7 miles distant.

Local Authority

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



PROPERTY DESCRIPTION

Communal Entrance Hall

The impressive communal entrance to the flats has a secure entry system and has a lift and stairs to all floors. No7 is situated on the 2nd floor.

Entrance Hall

The entrance hall boasts a useful double utility/storage cupboard with a fitted washer/drier, wall mounted gas boiler and further storage space. Giving access to all rooms the hallway has lovely Tarkett laminate flooring throughout.

Sitting Room

The Tarkett laminate flooring continues into the light and airy sitting room which has sliding patio doors to a delightful south facing balcony with non slip decking and a sun awning. There is a telephone point in the lounge.

Kitchen

The luxury hi-gloss kitchen has an excellent range of wall and base cabinets for storage and is fully equipped with a range of appliances to include a fan assisted oven, induction hob with extractor fan above, microwave all by AEG and a dishwasher and fridge freezer. There are contrasting splashbacks.

Master Bedroom

A well proportioned double bedroom with a walk in wardrobe/dressing area with hanging space and storage. Newly fitted carpet throughout and a telephone point is fitted.

En-Suite Bathroom

En-Suite Bathroom The master bedroom benefits from a full bathroom en-suite with a matching suite comprising bath with rain head shower above and shower screen, wash hand basin, and low level WC. It is fully tiled with Travertine tiles and an inset useful mirror fronted cupboard.

Bedroom 2

This is also a double bedroom with an excellent range of sliding door fitted wardrobes with hanging space, drawers and storage cupboards.

Shower Room

The shower room is fully tiled with Travertine tiles and has an enclosed shower cubicle with rain head shower, wash hand basin and low level WC. Inset mirror fronted storage cupboard and heated towel rail.

Useful Information

We understand that the property has an original 201 year lease from 2013. The current service charge is £3,600 approx per annum and the ground rent is £250 per annum.

Outside

The property benefits from a secure underground parking space accessed via the lift and stairs.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage.

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

checker.ofcom.org.uk/en-gb/broadband-coverage

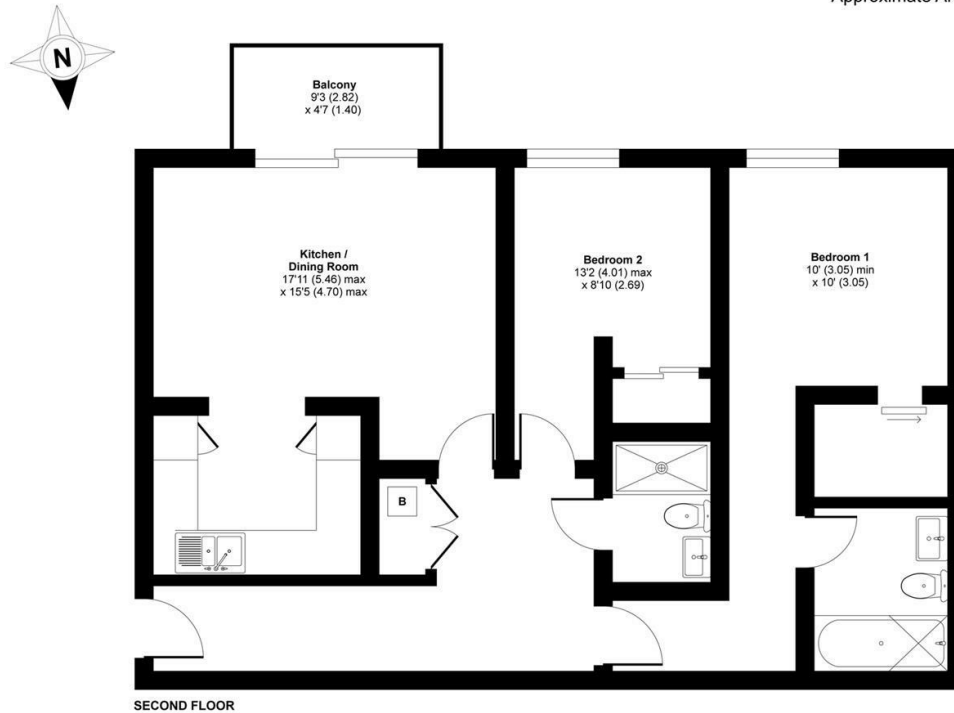
Flood Information:

flood-map-for-planning.service.gov.uk/location

Screen House, Maumbury Gardens, Dorchester, DT1

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Mayfair Town & Country. REF: 714370



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

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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)

