



25 COPPER CRESCENT, BREWERY SQUARE

Dorchester, DT1 1GL

Guide Price £320,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautiful two double bedroom 4th floor apartment within the exclusive Brewery Square Development with spectacular views across Maumbury Rings. The apartment is bright and airy with a feeling of space throughout. Two double bedrooms both with fitted wardrobes, two designer bathrooms and a large open plan kitchen and living area, In addition there is secure underground parking and 24hr security/concierge.

Situation

Brewery square is a modern development of exclusive apartments situated in the heart of Dorchester just moments from the train station with a mainline into London. The apartments all benefit from a concierge service and underground parking.

The local area*

220ft – Dorchester South Train Station (Mainline to London)

0.8 miles – Dorset County Hospital

0.4 miles – Dorchester Town Centre

* Distances are approximate & sourced from Google Maps

Local Authority

Dorset Council. Council Tax Band: D.

EPC Rating: C.

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

01305 269200

DORCHESTER@MAYFAIRPROPERTIES.NET



PROPERTY DESCRIPTION

Secure Video Entry System

Giving access to the impressive communal lobby area with lifts or stairs to the 4th floor.

Apartment Front Door

The apartment opens into a spacious entrance hallway with 2 x utility cupboards one housing the boiler and plumbing for a washing machine and the other has excellent storage.

Open Plan Lounge/Kitchen 20' 7" x 22' 8" (6.27m x 6.90m) narrowing to 15' 0"

A wonderfully bright and spacious open plan area, with double doors leading out onto the balcony with views across Maumbury Rings and beyond. The Modern fitted kitchen has high specification integrated appliances and breakfast bar area. The lounge area has room for a table and chairs while not detracting from any of the space in the living area.

Bedroom One 15' 3" x 11' 3" (4.64m x 3.43m)

Double glazed window and fitted wardrobes. Door to Ensuite

Ensuite Bathroom 5' 10" x 7' 10" (1.78m x 2.39m)

Modern designer bathroom suite with full tiled walls and floors. Bath with rainfall shower head, low level WC and wash hand basin with inset vanity cupboard.

Bedroom Two 11' 5" x 12' 0" (3.48m x 3.65m) to wardrobe front

Double glazed window and fitted wardrobes

Bathroom 4' 6" x 7' 3" (1.37m x 2.21m)

Designer modern bathroom with glass shower enclosure, rainfall shower head, low level WC, wash hand basin, tiled walls and floor.

Tenure

This property is offered for sale as leasehold with 197 years remaining on the lease

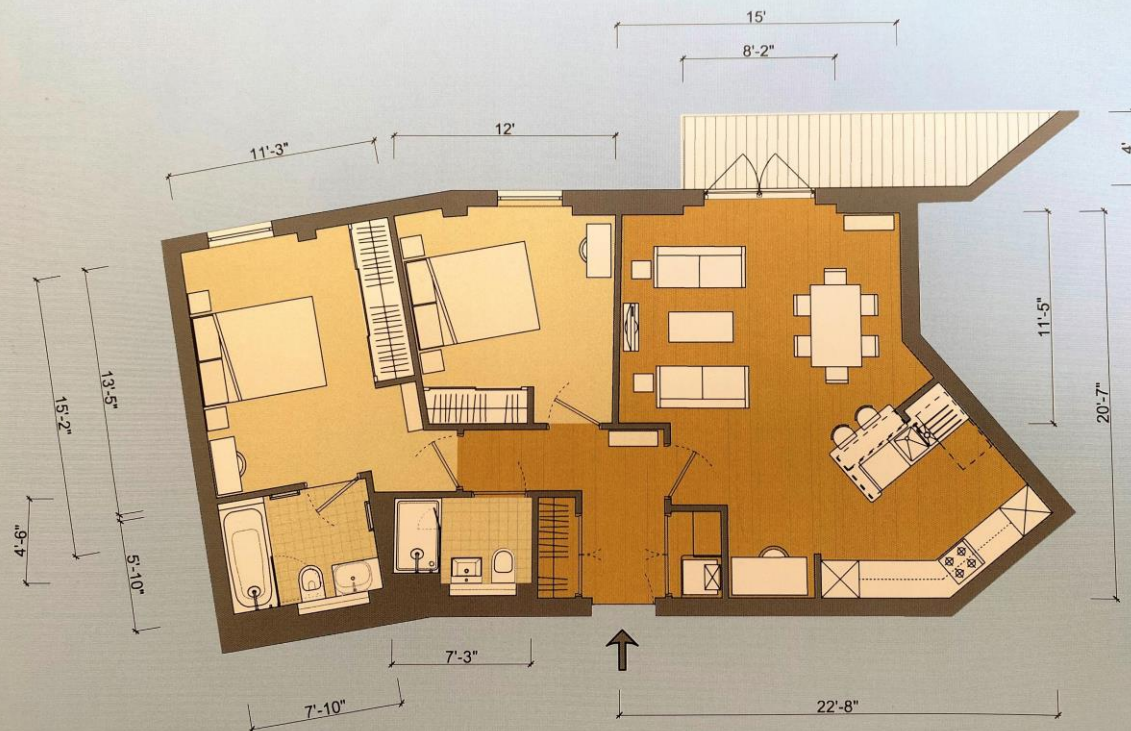
Annual Service Charge: £1763.18

Additional Features

This apartment also benefits from secure underground allocated parking and a 24hr security and concierge service 365 days of the year.

FLOOR PLAN

Apartment floor to ceiling height in all main rooms - 8'4" (2.55m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 applied and fittings tested.
2. Floor plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation 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 - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

