

Brewery Square

Dorchester

£375,000

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Flat 21, 9 Copper Street
Dorchester, DT1 3WT





A stylish and spacious two-bedroom, third-floor apartment, situated within the highly sought-after Brewery Square development in the heart of Dorchester. Offering both stairs and lift access to all floors, and benefiting from a secure intercom entry system, which can also be operated via a mobile app for enhanced convenience and security. This beautifully presented and impressive apartment offers contemporary living on a generous scale. The apartment further benefits from a private balcony, storage unit and allocated parking. EPC rating B.

Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.










From the moment you enter the apartment you will note the very spacious, bright, modern, stylish and sophisticated feel, with high-quality finishes and a contemporary aesthetic throughout. The welcoming entrance hall provides access to all principal rooms and benefits from useful built-in storage.

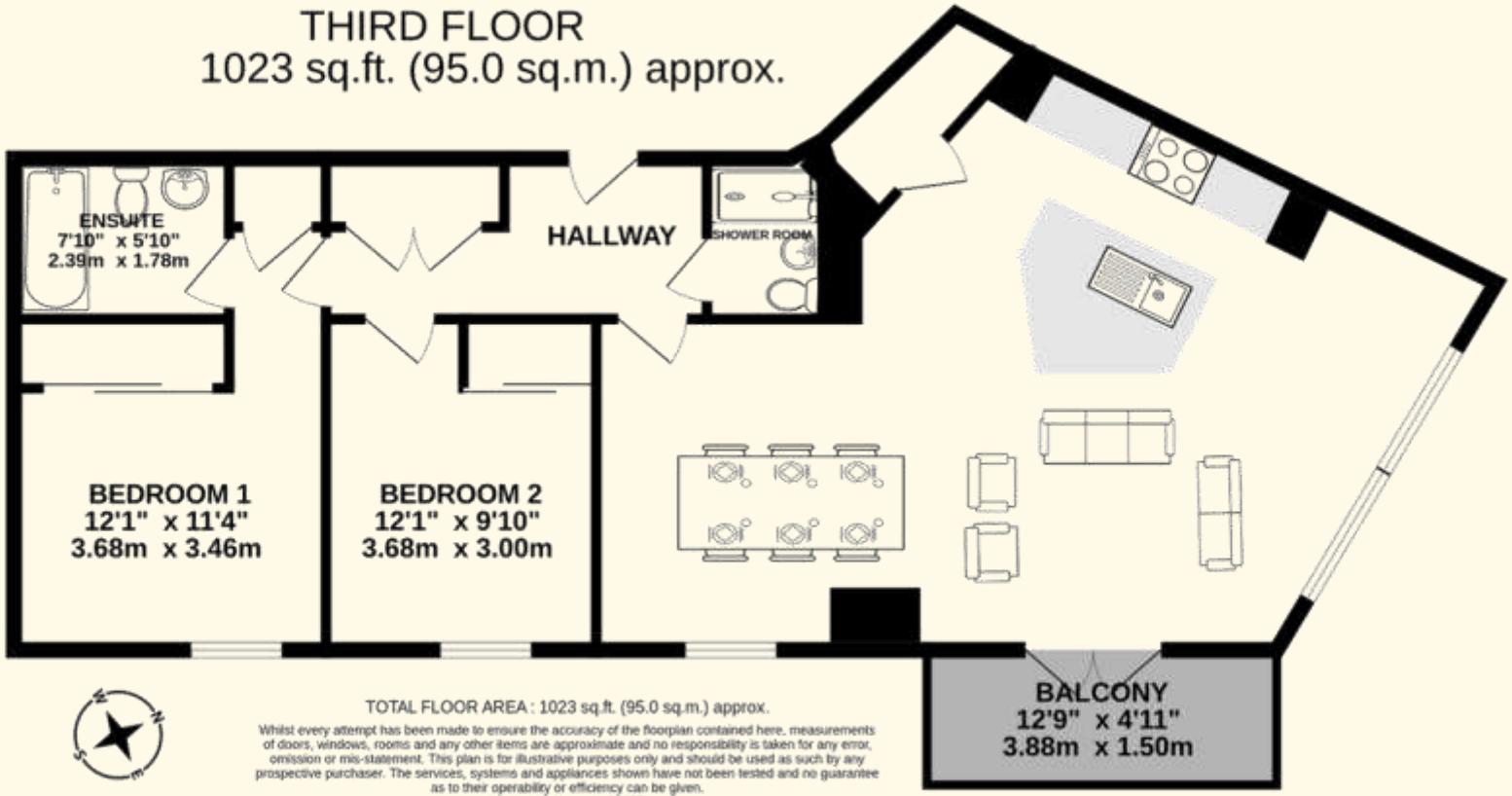
The open-plan kitchen, dining and living area is undoubtedly the centrepiece of the property. Exceptionally generous in size, this light and sociable space has been thoughtfully designed for modern living and entertaining. The sleek, contemporary kitchen features a range of fitted wall and base units, with the excellent bonus of a large storage cupboard. The kitchen is complemented by a substantial central island, with additional work surface, which creates a stylish focal point and neatly divides the kitchen from the living areas.

There is plenty of room for a large dining table as well as a separate comfortable seating area, making this an ideal space for entertaining friends and family. Big, picture windows allow plenty of natural light into the dual aspect living space, with doors opening directly on to the small private balcony which has views down to Brewery Square and its surrounding restaurants.

There are two generous double bedrooms, both offering good proportions and excellent fitted storage. The principal bedroom, with contemporary fully tiled ensuite bathroom, provides a comfortable retreat, while the second bedroom would make an equally impressive guest room, home office or additional living space. The apartment benefits further from a shower room with basin and WC, convenient for both residents and guests.

Externally, in addition to its own private balcony, there is a landscaped designed garden for the sole use of residents. There is also an allocated underground parking space, a particularly valuable feature for a town-centre apartment, and a basement storage walk-in cupboard.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Local Authorities:
Dorset Council
County Hall
Colliton Park
Dorchester, Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band E.

Broadband:
At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit https://checker.ofcom.org.uk.

Services:
Mains electricity, water and drainage are connected.
Gas central heating.

Stamp Duty:
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro

Agents Notes:
There is a Lease Length 201 years from and including 8 August 2008.
There is an annual service charge of £3285.98.
There is an annual ground rent charge of £250.00 payable to the Brewery Square Management Limited.
Please note that the property is subject to the Buildings Safety Act.

Flood Risk:
Enquire for up-to-date details or check the website for the most current rating.

https://check-long-termfloodrisk.service.gov.uk/risk#