



Benjamin Ferrey House

Dorchester
£269,950



Offered with no forward chain. This lovely two-bedroom apartment is situated in a conservation area within Benjamin Ferrey House, an impressive historic Grade II listed building located in Dorchester town center. The accommodation is arranged over two floors, is well presented throughout, and offers bright and airy living space comprising a lounge/diner, a wonderful mezzanine area, a bathroom, and an en-suite facility. The property further benefits from plentiful storage, an intercom system and a right to park in allocated space. EPC rating B.

Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst picturesque rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure center and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. The stunning surrounding countryside, and majestic Jurassic Coast, just a short drive away, make it a perfect balance of town and rural living.



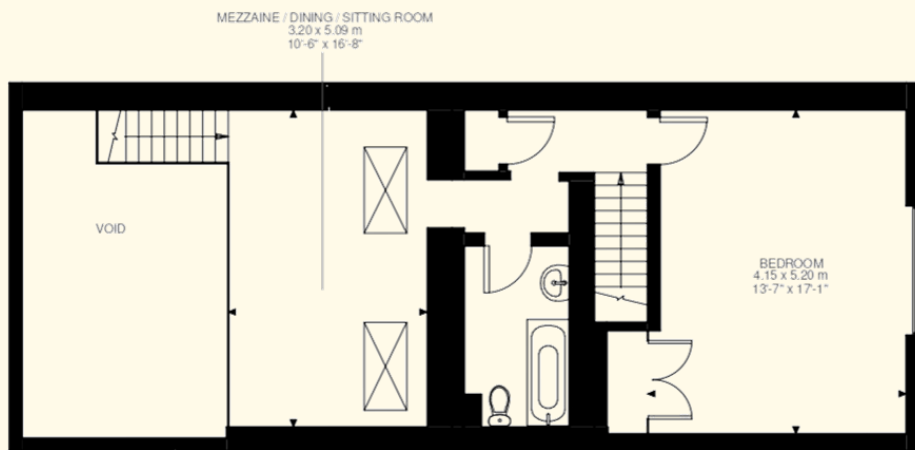
Entrance to this impressive building is gained via communal double doors, opening into a communal hallway with stairs and a lift leading to the second floor. The private front door to the apartment, opens into the entrance hall, which provides access to a storage useful cupboard.

The sitting/dining room features high ceilings and abundant natural light from two feature windows, creating a bright and airy atmosphere. A striking open staircase leads to the first-floor mezzanine. An archway opens into the modern, well-equipped kitchen, which boasts a range of wall and base units with work surfaces over and an inset stainless-steel sink with mixer tap and drainer. Integrated kitchen appliances include a Bosch electric double oven, a four-ring gas hob with extractor hood over, a Bosch washing machine and dishwasher, and a Bosch fridge/freezer.

Stairs rise to the mezzanine level, a standout feature of the home. This versatile space, which benefits from a skylight window with fitted electric blinds, is ideal as a snug, additional sitting area, dining space, or hobby room. The mezzanine also features two wall-mounted radiators and inset lighting.

A bathroom is also located on the mezzanine level and is fitted with a suite comprising a low-level WC, pedestal wash hand basin, and a panel-enclosed bath with mixer tap and grab handles. The walls are partially tiled, and there is inset lighting, a wall-mounted radiator, extractor fan, vanity unit, and shaver point.

Bedroom two is situated on the mezzanine level and is a well-proportioned room featuring built-in double wardrobes. Finished in neutral tones with wall-mounted lighting and carpeting, the room enjoys plenty of natural light from a good-sized window. Bedroom one is located on the lower level and is also a double room with an airing cupboard housing the Vaillant gas central heating boiler. It benefits from en-suite facilities comprising a large walk-in shower, heated towel rail, WC, and wash hand basin with vanity storage beneath. The room is finished with partially tiled walls and splashback.



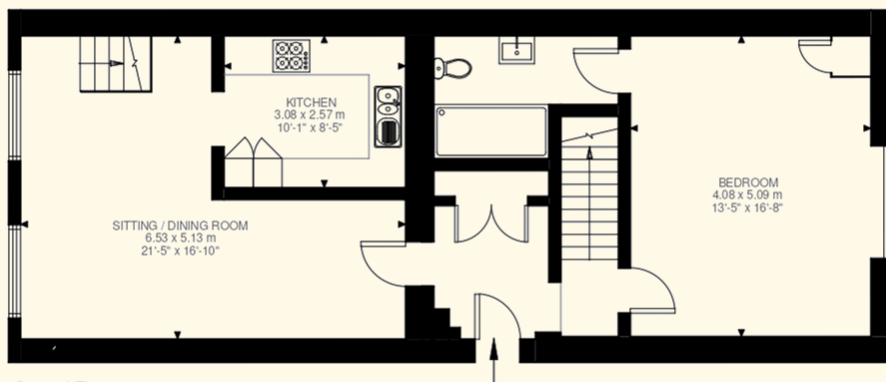
Third Floor
618 ft²

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Benjamin Ferry House, DT1

Approximate Gross Internal Area
131.90 SQ.M / 1420 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]



Second Floor
801 ft²

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.

Agents Notes:

The property is leasehold with a term of 999 years (less one day) from 1st January 1999.

We are advised that the current service charge is £2,106 per annum, with a temporary additional surcharge of £1,034 per annum to contribute towards the building's reserve fund for maintenance. This is subject to review.

We are further advised that there is an estate charge of £316 per annum, along with a basement storage charge of £169 per annum. Please note that the ground rent is £328 per annum. All figures should be verified by the purchaser's solicitor during the conveyancing process.

Services:

Mains electricity and water are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band E.

Flood Risk:

Please check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider. Visit the Ofcom website checker for up-to-date information please visit <https://checker.ofcom.org.uk>

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-land-tax/#!/intro>