



Symonds
& Sampson

7 Benjamin Ferrey House

Somerleigh Road, Dorchester,

7 Benjamin Ferrey

House

Somerleigh Road

Dorchester

DT1 1TL

A two double bedroom, two bathroom maisonette apartment with allocated parking and private courtyard, situated in an impressive Grade II building located in central Dorchester.



- Grade II Listed building
- Ground floor maisonette apartment
 - Two double bedrooms
 - Two reception rooms
 - En suite shower room
 - Private courtyard
 - Allocated parking space

Guide Price **£240,000**

Leasehold

Dorchester Sales
01305 261008

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THE PROPERTY

This ground floor maisonette apartment forms part of a block of eighteen apartments converted from the former Dorchester Hospital in 2001. The original building was designed by Benjamin Ferrey of Christchurch who was a famous architect and one of the earliest members of the RIBA. Construction commenced in 1839, having stone elevations under a tiled roof, extending to three floors and featuring stone mullion windows.

Situated to the rear of this Grade II Listed building, Flat 7 enjoys a quiet location with a covered private courtyard providing a nice size outside area to be enjoyed in all weathers, located off the ground floor bedroom. The apartment offers well-proportioned rooms with some high ceilings and large windows, and could benefit from some minor decoration works, if desired. There is a very attractive communal entrance and stairwell with a tiled floors and post boxes. Door to the apartment entrance hall with stairs leading to the first floor mezzanine. The ground floor accommodation comprises, sitting room with 2 large windows to the rear and side, a large storage cupboard, high ceilings and open bannisters to the mezzanine level. The kitchen is fully fitted with granite worksurfaces and has integrated appliances including fridge, freezer, dishwasher, washing machine, oven, gas hob and cooker hood over. There are a number of storage cupboards and drawers. Also on the ground floor is a double bedroom with built in wardrobes, an en suite shower room and French doors leading out to the courtyard.

Stairs rise from the hall to the first floor level. There is a mezzanine study / bedroom which goes over the sitting room and gets borrowed light from the large ceiling-to-floor windows and has a large storage cupboard in the corner. Also on this floor, a further large double bedroom with feature windows to the rear and a second bathroom with, bath and shower over, WC and hand wash basin.

OUTSIDE

Outside the apartment there is a private rear courtyard with iron boundary railings and gate giving rear access. There is an allocated off street parking space and further visitors parking bays.

LOCATION

The property enjoys a convenient location in the heart of the County Town of Dorchester, just a short walk from the Borough Gardens and the main shopping streets with a range of retailers. Brewery Square is also close by which boasts a variety of shops, restaurants and a multi screen cinema.

Dorchester South and Dorchester West train stations provide mainline rail services to London Waterloo and Bristol Temple Meads respectively and the Dorset County Hospital is nearby.

DIRECTIONS

Waht3words:///quietest.trailer.cropping

SERVICES

Mains gas, water, electricity, and drainage. Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

LEASE DETAILS

Leasehold 999 year lease from 1st January 1999

Estate charges are:

Service charge £316 pa, charged half yearly on 1st January and 1st July.

Ground rent £328.34 pa, charged annually on 1st July.

Block charges are:

Service charge £1,817.58 pa, charged half yearly on 1st January and 1st July.

Window cleaning £46.74 pa, charged half yearly on 1st January and 1st July.

Build Reserve £892.86 pa, charged half yearly on 1st January and 1st July.



Somerleigh Road, Dorchester

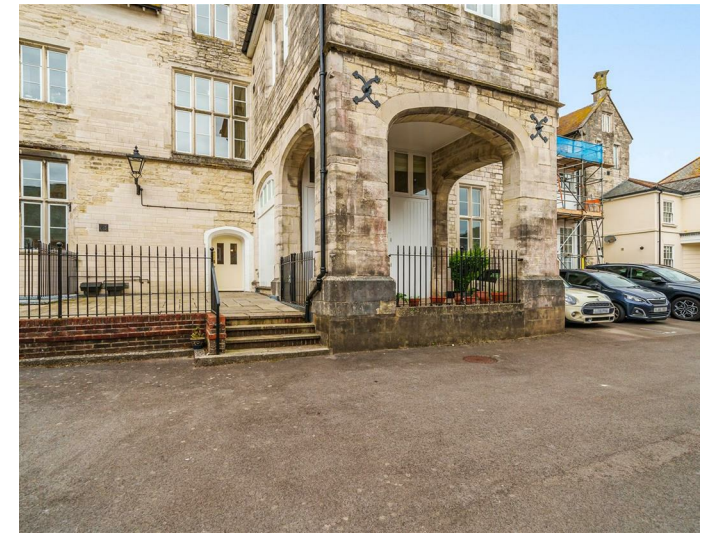
Approximate Area = 1129 sq ft / 104.8 sq m (excludes void)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1039320



Dorchester/AT/7.9.26



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