



22 THE COOPERAGE ELDRIDGE STREET

Dorchester, DT1 1HE

Asking Price £395,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

This exceptionally well presented two double bedroom apartment is situated on the prestigious Brewery Square development in the heart of the county town of Dorchester. With an open plan living area, two double bedrooms, two bathrooms and fully fitted luxury kitchen this apartment would make a comfortable and conveniently situated home. There is a secure underground car parking space and a very useful basement storage cupboard.

Situation

The development at Brewery Square offers an excellent blend of luxury residential accommodation with a range of entertainment and retail facilities situated around a central plaza. There are a range of independent shops, restaurants and a cinema whilst Dorchester South Station with regular services to London Waterloo is nearby.

Local Authority

Dorset Council Tax Band: E

Tenure: Leasehold

EPC Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Communal Entrance Hall

The Cooperage is entered via communal doors and has a secure entry system. Two individual lifts and stairs give access to the 2nd floor where number 22 can be found.

Entrance Hall

The generous entrance hall has a double width cloaks cupboard with hanging space for coats and provides good storage. There is attractive wooden flooring which extends to the open plan living area and kitchen.

Open Plan Sitting/Dining/Kitchen

The living area has an abundance of natural light from a window and sliding patio doors which give access to the balcony which has external power points. There is ample room for a dining table. The kitchen area is exceptionally well fitted with an extensive range of hi-gloss wall and base cabinets and ample work surface. Integral appliances include a four ring induction hob with extractor above, fan assisted oven, microwave oven, fridge freezer and dishwasher. There is a most useful utility cupboard with space and plumbing for a washing machine and additional cupboard space.

Master Bedroom

The main bedroom is a god size double and benefits from a range of fitted wardrobes with hanging space, chest of drawers and shelving. A door leads to the well appointed EN-SUITE BATHROOM comprising a bath with a tiled surround and separate rain head shower above and shower screen, wash hand basin, close coupled WC with concealed cistern. There is a double mirror fronted cabinet with glass shelving and a shaver socket. The walls are fully tiled with Travertine tiles. The bedroom also benefits from a large storage cupboard.

Bedroom 2

From the second bedroom sliding patio doors lead to the balcony and there are a range of fitted wardrobes with chest of drawers, hanging space and shelving.

Shower Room

The shower room comprises a large walk in shower cubicle with a rain head

shower head, wash hand basin and close couple WC with concealed cistern. There is a mirror fronted cabinet with glass shelving and shaver socket and there is a heated towel rail. The walls are fully tiled with Travertine tiles.

Outside

The apartment has the benefit of a secure underground car parking space and very useful lock up storage unit. These can be accessed via both lifts. Residents have the exclusive use of the well tended communal grounds

Tenure

The property is held on an original 201 year lease with approx 184 years remaining. The service charge £3,600 per annum and the ground rent is £250 per annum.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Mains drainage.
- Flooding in the last 5 years or not. No.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band E

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

PROPERTY DESCRIPTION



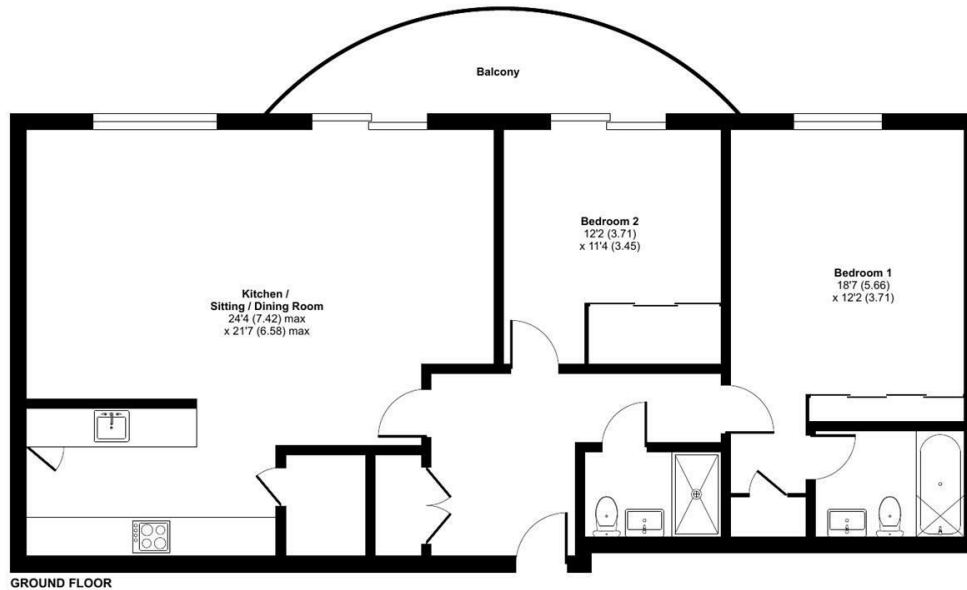




Eldridge Street, Dorchester, DT1

Approximate Area = 1062 sq ft / 98 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Mayfair Town & Country. REF: 945158



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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

