



SCREEN HOUSE

**Connells**

Screen House Maumbury Gardens  
Dorchester

## Property Description

A beautifully presented two double bedroom, two bathroom apartment, ideally positioned within the sought-after Brewery Square development, just a short walk from Dorchester town centre and its array of amenities.

This stylish apartment offers spacious and contemporary living throughout. The impressive living room benefits from an abundance of natural light and features sliding doors opening onto a south-facing balcony, complete with an optional canopy, creating the perfect space for relaxing or entertaining.

The modern fitted kitchen is thoughtfully designed with a range of wall and base units, complemented by integrated appliances, providing both practicality and a sleek finish.

There are two generous double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A well-appointed family bathroom serves the second bedroom and guests. Further benefits include secure underground parking for one vehicle, lift access, and well-maintained communal areas.

Situated within Brewery Square, the property offers immediate access to a vibrant mix of restaurants, cafés, cinema, gym facilities, and shops, while also being conveniently close to mainline transport links.

An excellent opportunity for professionals, downsizers, or investors alike — early viewing is highly recommended.

## Second Floor

### Entrance Hall

The front door leads into the entrance hall with doors to the open plan living space, the shower room and both bedroom. A storage cupboard accommodates the recently serviced gas boiler and has plumbing for a washing machine with a Bosch washer dryer currently in place.

## Open Plan Living Space

### Lounge

A door from the entrance hall leads into the lounge with a radiator, a telephone point, a television aerial socket, a doorway into the fitted kitchen and double glazed sliding doors leading out onto your private balcony.

### Balcony

Double glazed sliding doors lead from the lounge onto the private balcony which has non slip decking, a side aspect, space for a bistro table and chairs and an automated canopy which is operated from a remote control.



### **Kitchen**

A doorway from the lounge leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink with a drainer, an electric hob with an extractor above, an integrated electric oven, microwave and fridge freezer.

### **Bedroom 1**

A door from the entrance hall leads into the master bedroom with a radiator, a telephone point, a television aerial socket, a double glazed window to the side aspect and doors to your walk in wardrobe and your ensuite bathroom.

### **Walk In Wardrobe**

A door from the master bedroom leads into the walk in wardrobe with hanging rails, drawer space and shelving.

### **Ensuite**

A door from the master bedroom leads into the tiled ensuite bathroom with a WC, a wash hand basin, a bath with a shower above, a heated towel rail and an extractor fan.

### **Bedroom 2**

A door from the entrance hall leads into bedroom 2 with a double glazed window to the side aspect, built in wardrobes, a telephone point and a television aerial socket.

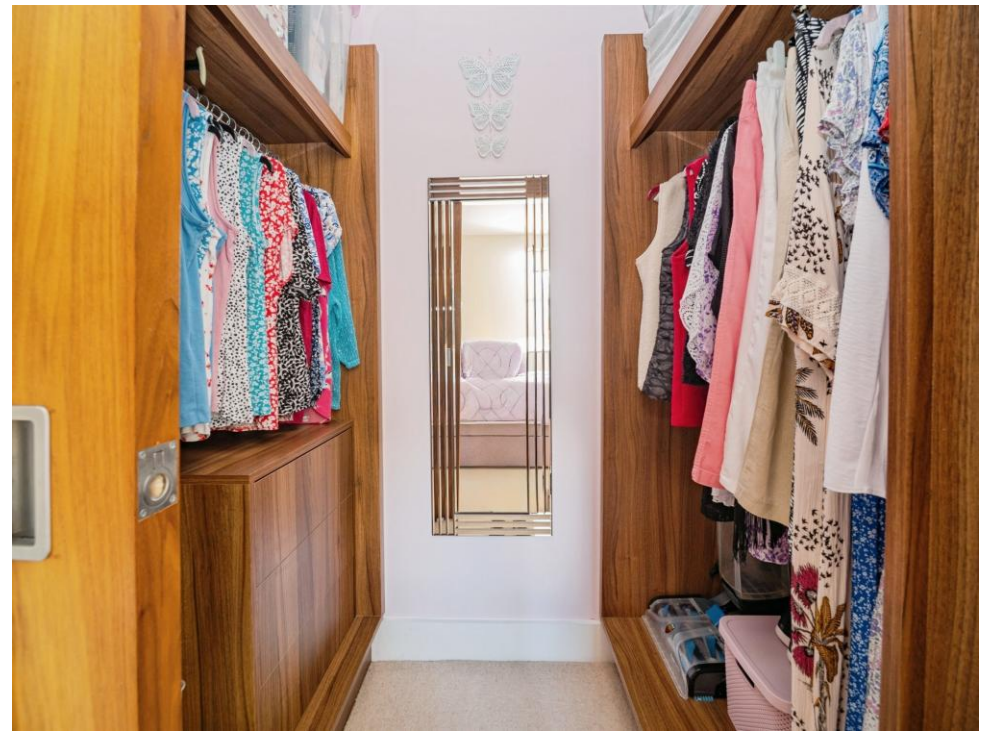
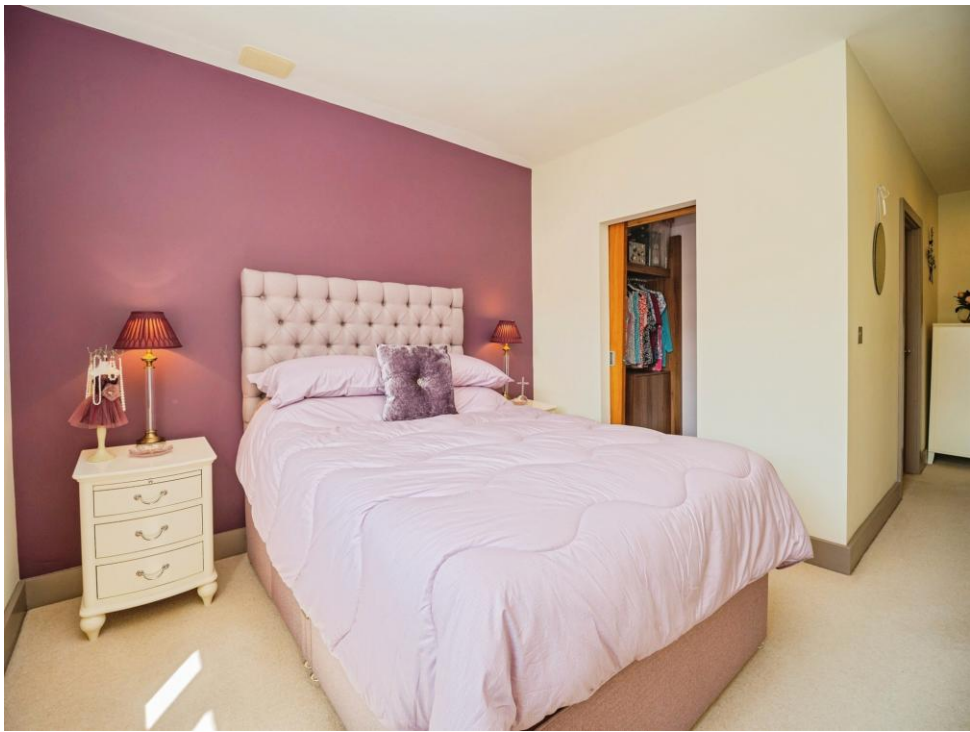
### **Shower Room**

A door leads from the entrance hall into the tiled shower room with a WC, a double length shower cubicle, a wash hand basin, a heated towel rail and an extractor fan.

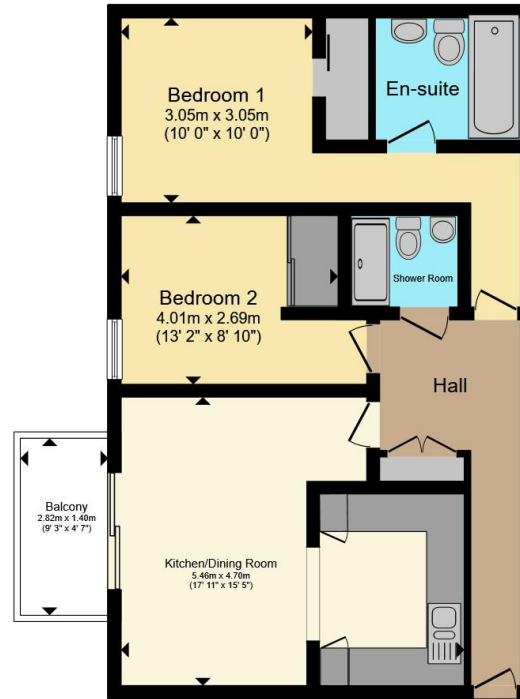
### **Parking**

The property benefits from an allocated parking space in the underground car park.









## Second Floor

Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 3147.58

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309730](http://connells.co.uk/Property/DCH309730)**

This is a Leasehold property with details as follows; Term of Lease 201 years from 08 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DCH309730 - 0003