

Connells

Hop House Eldridge Street Dorchester

Hop House Eldridge Street
Dorchester DT1 1HL

for sale guide price
£190,000







Property Description

A two-bedroom upper floor apartment situated within the highly sought-after Brewery Square development, offering contemporary living in the heart of Dorchester.

The accommodation is well presented throughout and features a spacious open plan living area incorporating a modern fitted kitchen with a range of integrated appliances including a fridge/freezer, dishwasher, hob and oven, creating an ideal space for both everyday living and entertaining.

The apartment boasts two double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom serves the second bedroom and guests alike. Further benefits include a private balcony, secure underground parking, concierge service and lift access, providing convenience and peace of mind for residents.

Ideally positioned within Brewery Square, the property enjoys easy access to a wide range of amenities including cafés, restaurants, shops, leisure facilities and Dorchester South railway station, making it an excellent choice for professionals, downsizers and investors.

Early viewing is highly recommended to appreciate the accommodation and lifestyle on offer.

Second Floor

Entrance Hall

The front door leads into the entrance hall with two cupboards, one for coats and one housing the central heating boiler and which has plumbing for a washing machine. Doors lead from the entrance hall into the open plan living space, both bedrooms and the bathroom.

Open Plan Living Space

A door from the entrance hall leads into the open plan living space with a double glazed window to the rear aspect and a pair of sliding doors that lead out to your balcony. There is a telephone point, a television aerial socket. The lounge and dining room has ample room for seating and a dining table and chairs and is open to the kitchen.

The modern kitchen is fitted with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an integrated electric oven and an electric hob. Integrated appliances also include a dishwasher and a fridge freezer.

Bedroom 1

A door leads from the entrance hall leads into bedroom 1 with built in wardrobes, a television aerial socket and a double glazed window to the side aspect with views of the garden. A door leads to the ensuite bathroom.

Ensuite

A door from bedroom 1 leads into the ensuite bathroom with a WC, a wash hand basin, a shower cubicle and a heated towel rail.

Bedroom 2

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

Bathroom

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

Outside Space

Balcony

Sliding doors from the open plan living space lead out onto your balcony.

Communal Facilities

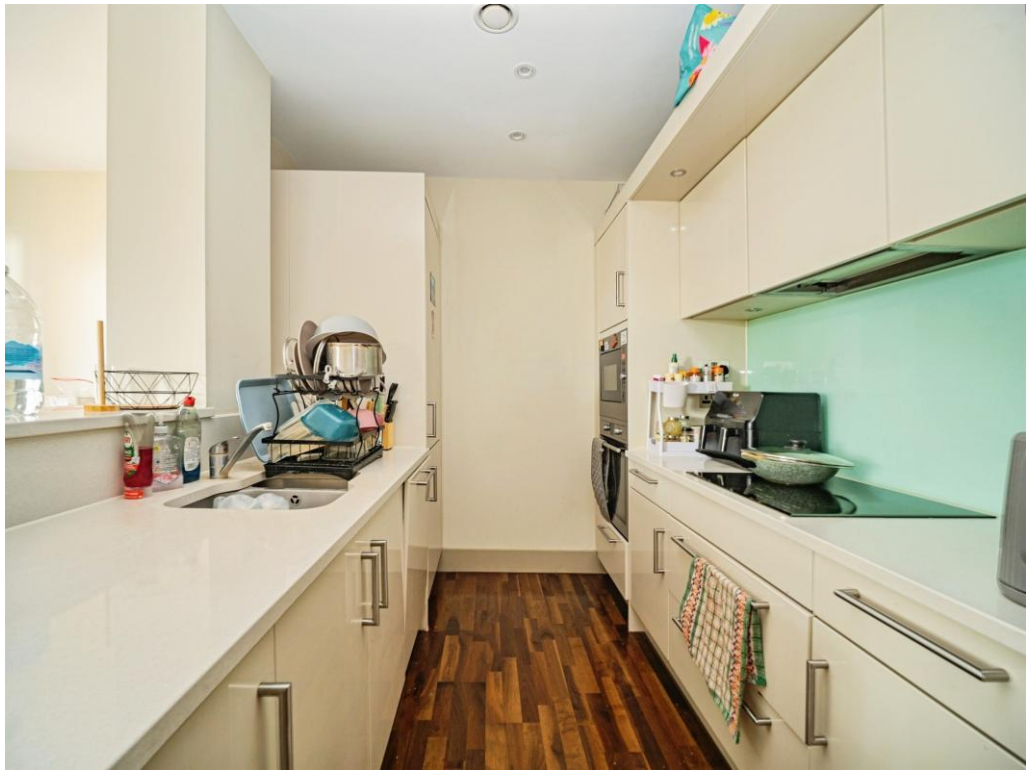
Hop House benefits from attractive communal gardens with seating areas which can be accessed from the 1st Floor, concierge services and lift access

Parking

The property benefits from a secure underground parking space which is space number 65.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







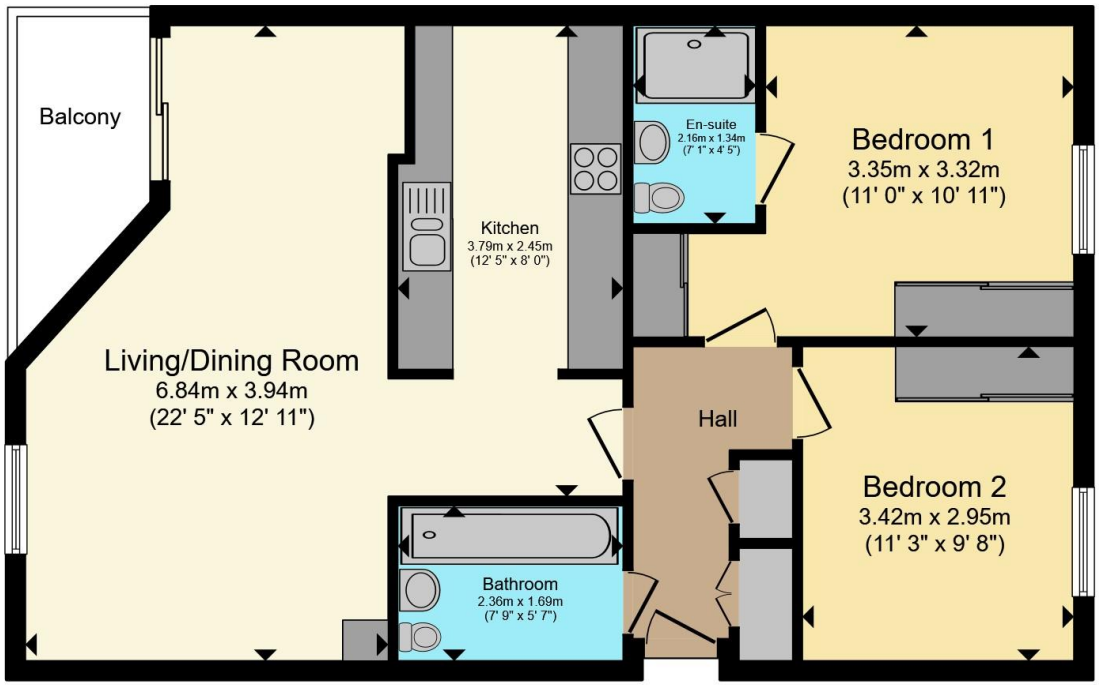












First Floor

Total floor area 73.8 m² (795 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

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To view this property please contact Connells on

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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: B

Council Tax Band: C

Service Charge: 2819.80

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309876

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

The Property Ombudsman

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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.

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