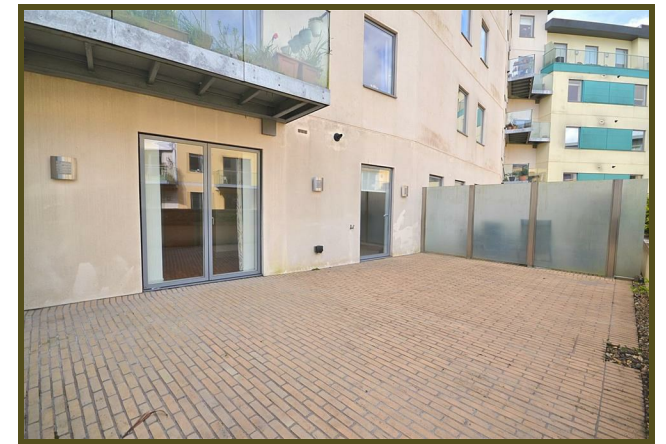
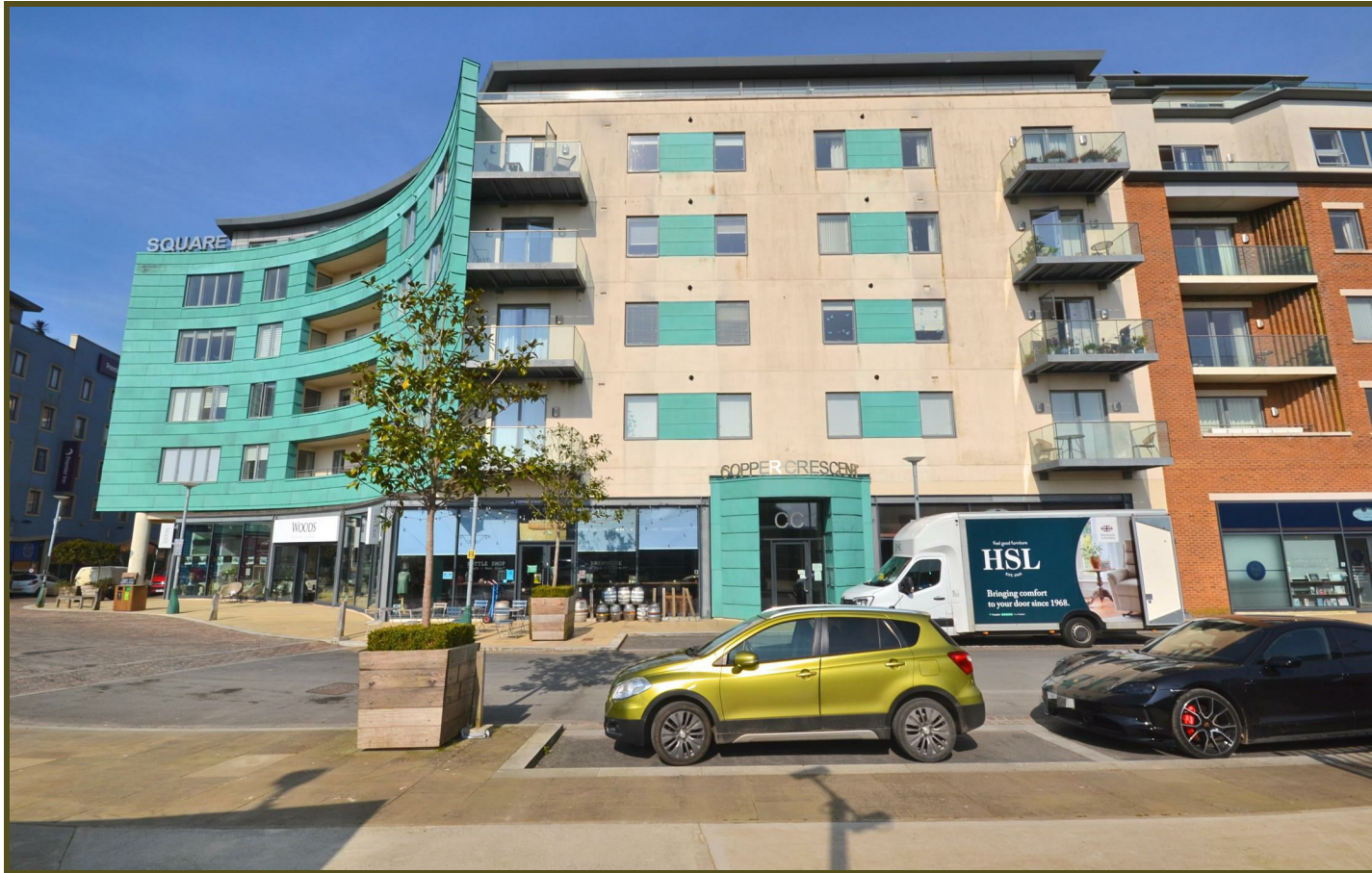




Copper Street, Dorchester

OFFERED WITH NO FORWARD CHAIN. This stylish and modern one-bedroom, first-floor apartment is situated in the popular Brewery Square development, with both stairs and a lift providing access to all floors, and benefiting from a secure intercom entry system, which can also be operated via a mobile app for enhanced convenience and security. The accommodation comprises an open-plan kitchen and living area, a modern shower room, and a bedroom with built-in storage. Externally, the property features a good-sized terrace with ample space for outdoor furniture, along with the right to use a secure, gated parking space with fob access. EPC Rating: C.

Offers in excess of £190,000

Situation

Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns.

Accommodation

On entering the building, a door provides access to a communal lobby, where a lift takes you to all floors, and stairs also provide access to all floors. Apartment 4 is located on the first floor. Upon entering the apartment, you are welcomed by a hallway that provides access to all rooms and a storage cupboard that houses the boiler.

Kitchen/living room

This wonderfully open-planed kitchen and living space has been thoughtfully designed to create a bright and airy atmosphere. Calming tones and wooden flooring flow seamlessly throughout, while spot lighting and modern white units complement the space with a thoughtfully considered design that enhances the open living area. The room is filled with plentiful natural light, courtesy of large double doors that open onto a generously sized terraced area, perfect for extending the living space on sunny days. The kitchen is well equipped, comprising gloss finish wall and base-level units that provide ample storage solutions. A white quartz work surface with a matching upstand adds a sleek finish, along with a separate unit housing an integrated 1½ bowl sink with mixer tap. Integrated appliances include a Miele dishwasher, AEG microwave, AEG Competence oven, a four ring, samsung electric hob with extractor hood over, a Zanussi fridge/freezer and there is space and plumbing for washing machine.

Bedroom

The contemporary feel continues into the bedroom, where neutral decor creates a calm and relaxing tone. The room benefits from a generously sized double wardrobe with wood-effect sliding doors and is finished with a cream carpet. Wall-mounted lighting enhances the space, while a door provides direct access to the balcony, adding to the room's appeal.

Bathroom

The well presented bathroom is fully tiled, offering a contemporary finish. It features a spacious walk in shower, a low-level W/C, a wash hand basin, and a heated towel rail for added comfort. The modern aesthetic is further enhanced by a thoughtfully integrated inset vanity mirror, completing the room.

Agents Notes

There is a Lease Length 201 years from and including 8 August 2008

There is a six monthly service charge of £974.30 payable to the Brewery Square Management Limited

There is an annual ground rent charge of £150.00 payable to the Brewery Square Management Limited

Please note Brewery Square continues to be developed.

Please note that the property is subject to the Buildings Safety Act.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970.

Council Tax Band B

Services

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

Mobile and Broadband

At the time of the listing, standard 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>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

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

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

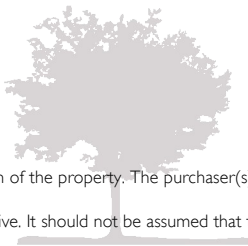
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



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.



FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.

TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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