PARKERS

01305 340860

Independent Property Consultants and Valuers

Eldridge Street, Dorchester

Asking price £200,000

Situated in the popular Brewery Square development in Dorchester, this well-presented apartment offers bright, modern accommodation with a spacious open-plan living area, contemporary kitchen, generous double bedroom and modern bathroom. Further benefits include an allocated parking space and an air-source water heater. EPC rating C.

There is also the option to purchase the property for 50% shared ownership basis for £100,000. This property presents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder in a sought-after central location.

Flat 21, 15 Eldridge Street, Dorchester, DT1 1GZ

Situation
Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

Lift Access
The building benefits from lift access to the second-floor apartment, providing convenient access for residents.

Description
Stepping into the property, you are welcomed by an entrance hallway, complete with a built-in storage cupboard, providing the perfect space for coats and shoes.

The apartment offers a bright and spacious open-plan living area, enhanced by a triple aspect that allows natural light to flood the room throughout the day. The well-proportioned space comfortably accommodates a four-seater dining table, large sofa, wall-mounted television, cabinet and coffee table, creating a versatile setting for both relaxing evenings and entertaining guests.

The modern kitchen is fitted with a range of white wall and base units, complemented by wood-effect worktops and a selection of integrated appliances.

The generous double bedroom benefits from a large window, creating a light and airy atmosphere. There is ample room for a double bed, large wardrobe and bedside tables, with additional floorspace remaining.

Completing the accommodation is a contemporary white bathroom, comprising a panelled bath with shower over, wash hand basin and WC.

Further benefits include an allocated parking space and an air-source water heater, making this an appealing apartment for first-time buyers, professionals or those seeking a well-presented home with practical features.

Agents Notes
There is a monthly service charge of £188.76.

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

https://check-long-term-floodrisk.service.gov.uk/risk#

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band B.

Mobile and Broadband

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit:

https://checker.ofcom.org.uk

Services

Mains electricity, water and drainage are connected.
Electric heating.

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

Videos and Photography

Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.

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.

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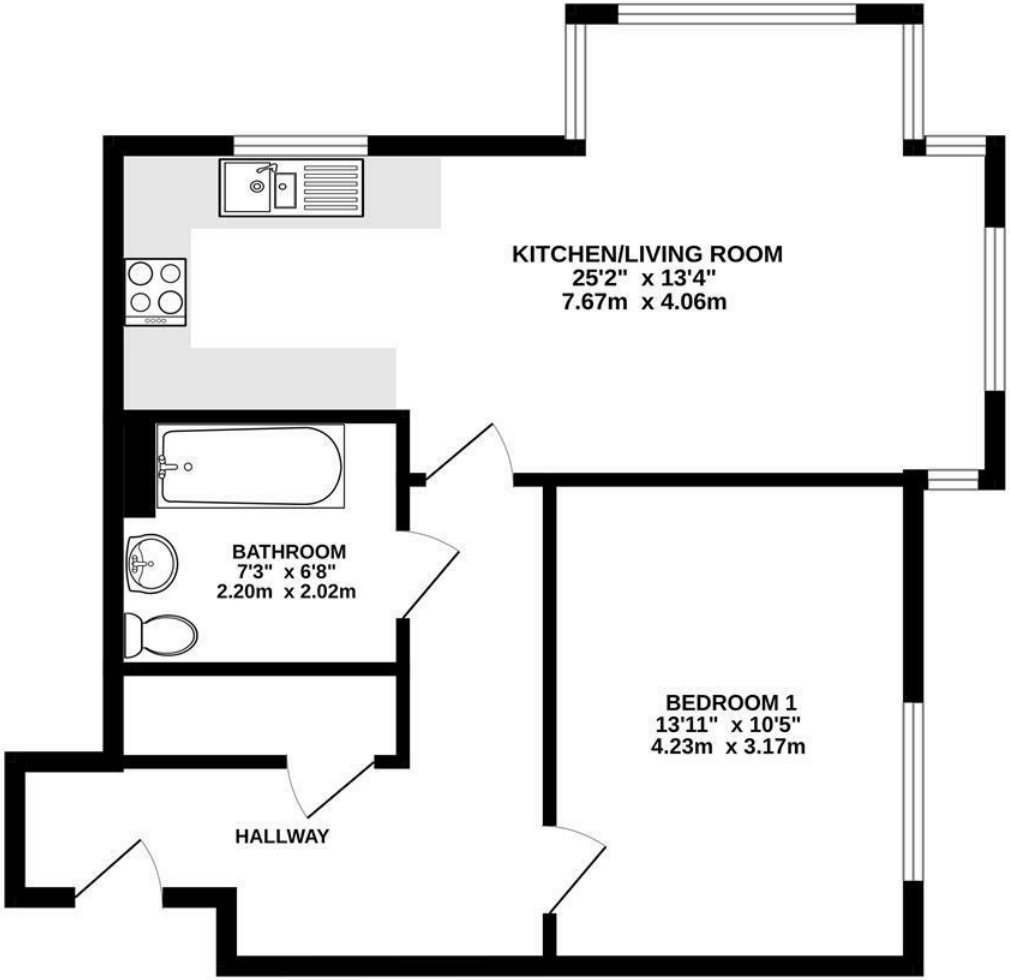
THIRD FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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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