



Screen House
Dorchester



This is a superb opportunity to purchase a well laid-out apartment in the heart of Brewery Square, Dorchester. Offered with no forward chain, this spacious third floor apartment offers two generously-sized double bedrooms, a bright and spacious open-plan kitchen/reception room, en suite facilities to bedroom one, and an additional shower room. The large private balcony is accessible from all primary rooms and provides far-reaching views over Dorchester and beyond. As part of the complex, the apartment has underground parking with an allocated parking space, and 24hr security and concierge facilities. EPC rating B.

Dorchester, the county town of Dorset, is a vibrant market town that blends rich heritage with modern amenities. Known for its Roman history and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offer a wide range of shops, cafés, restaurants and cultural attractions such as the Dorset Museum and the Keep Military Museum. 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 Jurassic Coast - a UNESCO World Heritage Site offering stunning beaches and coastal walks. 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.



Accessed via a secure communal entrance, this exceptional apartment benefits from lift access to the property and the underground parking, ensuring both convenience and peace of mind. Upon entry, the apartment opens into a welcoming entrance hall where soft hues and walnut veneered doors and floors set the tone of this well-presented home. A generous storage cupboard offers a practical place to store outdoor wear.

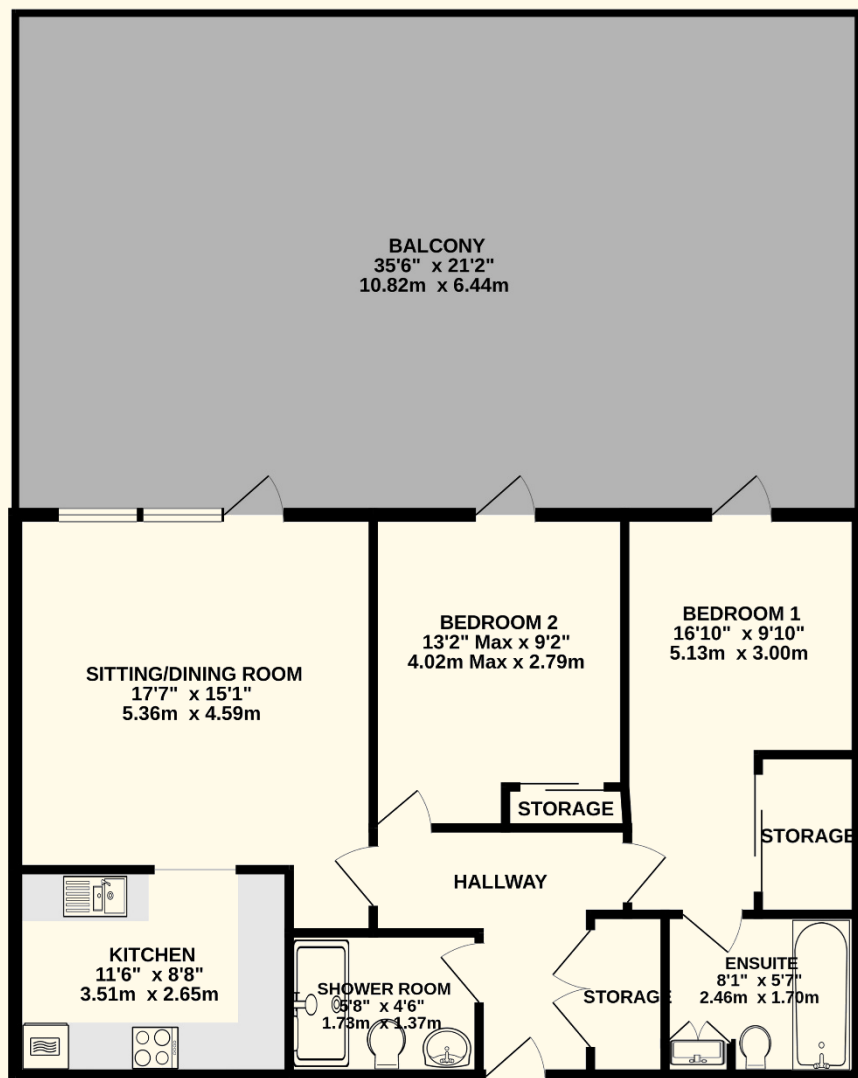
At the heart of the home is a spacious open-plan kitchen/reception room. The reception area is bathed in natural light and features large glazed doors that open onto a substantial balcony, perfect for relaxing and entertaining. The contemporary kitchen is integrated within the living area and fitted with appliances including a dishwasher, four-ring induction hob, eye-level oven, microwave, and a fridge freezer. Cream gloss units and a contrasting blue splashback complete the look.

The principal bedroom is a well-proportioned double with direct access to the balcony. This room includes a walk-in wardrobe and a private en suite bathroom with a modern vanity basin unit, WC, and a bath with overhead shower and natural Travertine stone tiles. The second bedroom - also a spacious double - features a fitted wardrobe and access onto the balcony.

A natural Travertine-tiled shower room completes the accommodation, fitted with a walk-in shower, WC, and a vanity basin unit.

One of the standout features of this property is the expansive balcony, stretching across the length of the apartment and adding a further 748 sq ft (69.5 sq m) of private living accommodation. This outdoor space is a rare find and provides a perfect extension of the living area - flooding the home with natural light and offering an ideal setting for both relaxation and entertaining.

THIRD FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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Services:

Mains electricity and water are connected.
Gas central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E

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#>

Broadband and Mobile Service:

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Agents Notes:

A bi-annual service charge of £1,659.27
There is an annual buildings insurance charge currently set at £420.48.
Please note that the property is subject to the Buildings Safety Act.
Lease length is 201 years from and including 8th August 2008

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>