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2 Screen House, Brewery Square, Dorchester DT1 1GR £239,000



**1 Bedroom Luxury Apartment
Designer Kitchen and Bathroom
Large South Facing Balcony**

**Quiet Position
Lift and Underground Parking
24 Hour Security and Concierge**

A great opportunity to purchase this spacious one bedroom apartment from the first phase of the prestigious Brewery Square Development. 2 Screen House benefits from good sized, light and airy rooms and is located in a quiet position that faces south which means you can enjoy the sunny aspect throughout the property. This luxurious apartment, designed by Conran & Partners has a high quality fully fitted, galley style kitchen, designed by Paula Rosa and includes a range of modern top quality integrated appliances. Leading off from the kitchen is the spacious open plan living area, easily big enough to accommodate a dining table and chairs as well as a decent sized sofa and other items of furniture. Glass sliding doors lead out on to the south facing balcony, the perfect place to relax and watch the world go by. The bedroom, again a good size is carpeted and benefits from wall to wall built in wardrobes. Walnut flooring runs throughout the spacious hall, which accommodates a

large storage cupboard that also houses the washer/drier, and into the main living area. The modern, bathroom with shower overhead is beautifully finished with travertine tiling which compliments the quality bathroom fittings. The apartment is heated by gas fired central heating.

Kitchen: 6' 10 x 7'10 A galley style kitchen, fully equipped with top of the range integrated appliances.

Open Plan Living Area: 13' 11 x 14'19 A spacious, light and airy room with large balcony overlooking a private garden area.

Bedroom: 11'11 x 11'03 Carpeted with wall to wall fitted wardrobes .

Bathroom: 7' x 5'10 Pure Luxury! Tiled with attractive travertine tiles and high quality fittings there is a lovely large sink and the bath has a shower overhead.

Hallway: 12' x 5' 06 Spacious entrance hall with large cupboard (3' x 5')

The apartment has Video Phone Entry, Concierge, 24 hour on-site security. Underground parking can be accessed by a lift.

The apartment is currently rented out and fetches a monthly rent of £800. The current tenant moves out at the end of August.

Brewery Square is a prestigious development in the County Town of Dorchester. It has a wealth of shops and eateries, a cinema, hairdressers, wine merchants, doctors' surgery and pharmacy all coming together to create a local community. It is situated within a few minutes walking distance of Dorchester's busy shopping street and also the main line rail stations to London and Bristol. The beautiful Dorset countryside and the seaside town of Weymouth are also within easy reach.

Council Tax Band B



Internal Area: 523 sq.ft (48.6 sq.m)

Balcony Area: 40 sq.ft (3.7 sq.m)

Total Area: 563 sq.ft (52.3 sq.m)

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