



**Connells**

Signature House Maumbury Gardens  
Dorchester

# Signature House Maumbury Gardens Dorchester DT1 1WF

for sale offers in the region of  
**£145,000**

## Property Description

Situated at Signature house within the award winning Brewery Square Development is this fantastic one bedroom apartment exclusive to the over 55's. Comprising of light and airy lounge-diner, modern kitchen, generous double bedroom and stunning shower room. The development benefits greatly from a range of communal facilities including; gardens, roof terrace with far reaching views across the town, a laundry room, a communal lounge and a library.

The property further benefits from an allocated parking space in secure underground car park.

The outlook from the apartment is far reaching over the communal gardens, the town and countryside beyond.

The property located in Brewery Square enjoys easy access to bus routes, two mainline train stations, the towns weekly market and a range of shops, pubs, restaurants and services. The Signature House development boasts a communal roof terrace, conservatory room, lounge and library. There is the added bonus of a guest room, unisex hair salon and internal lift on site.

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.

## Fourth Floor

### Entrance Hall

The front door leads into the entrance hall with an airing cupboard, a consumer cupboard, the security intercom and doors leading to the lounge, the bedroom and the shower room.

### Lounge

16' 9" x 12' 10" ( 5.11m x 3.91m )

A door leads into the lounge with a double glazed window to the front aspect, two electric radiators, a telephone point, a television aerial socket, an emergency pull cord and a doorway leading into the kitchen.

### Kitchen

9' 3" x 8' 3" ( 2.82m x 2.51m )

A doorway from the lounge leads into the fitted kitchen with a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over and further benefiting from an integral washing machine, dishwasher and fridge freezer.



## Bedroom

16' 6" x 11' ( 5.03m x 3.35m )

A door leads from the entrance hall into the bedroom with a double glazed window to the front aspect, an electric radiator, a television aerial socket and a telephone point.

## Shower Room

A door leads from the entrance hall into the part tiled shower room with a WC, a wash hand basin, a shaver point, an extractor fan, a shower and an electric radiator.

## Parking

The property benefits from an allocated parking space in the secure underground car park which can be accessed by the internal lift and via a key fob.

## Signature House Facilities

The development benefits greatly from a range of communal facilities and these include:-

An attractive roof terrace with an adjacent indoor conservatory room with ample seating and basic kitchen facilities. This is just a short, level walk from the apartment.

Residents also have full use of the spacious gardens adjacent to the block, with shaded seating areas and attractive planting.

A guest room close to the apartment, which can be booked for visiting family and friends.

A unisex hairdressing salon on the ground floor.

The apartment block benefits from secure access via fob or keypad.

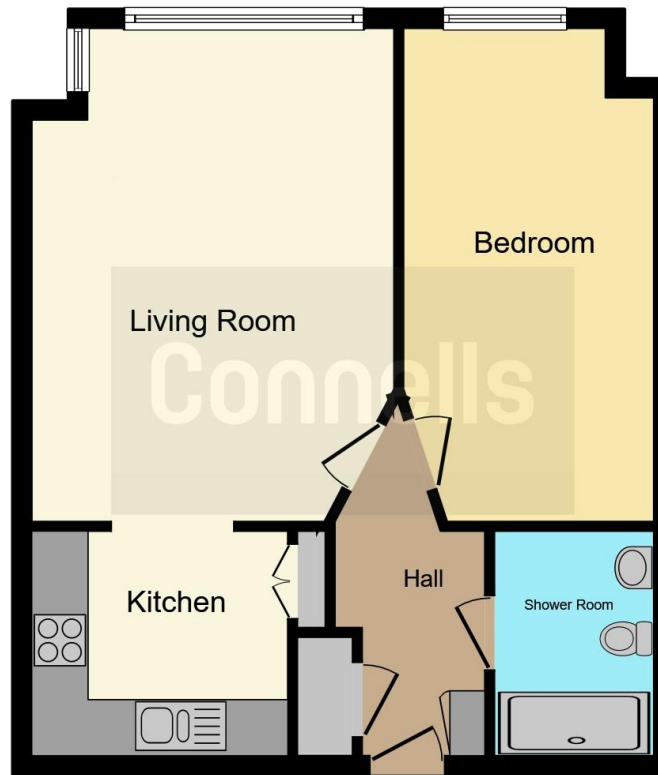
Services of a house Manager.

An internal lift to all floors, including directly to the secure underground car park - vehicular access via key fob.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01305 266 755**  
**E [Dorchester@connells.co.uk](mailto:Dorchester@connells.co.uk)**

3 High West Street  
 DORCHESTER DT1 1UH

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 3787.04

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH309146](http://connells.co.uk/Property/DCH309146)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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