



Flat 15, Benjamin Ferrey House, Somerleigh Road, Dorchester

An attractive and spacious two-bedroom, two bathroom apartment with parking, situated in an impressive Grade II building located in central Dorchester.

Guide Price

£280,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Flat 15,
Benjamin Ferrey House,
Somerleigh Road, Dorchester,
DT1 1TL**

- 2 large double bedrooms
- Excellent decorative order throughout
 - 2 contemporary bathrooms
- Additional mezzanine reception room
 - Allocated off street parking
 - Lift access
 - Council Tax Band E

Viewing strictly by appointment through
Symonds & Sampson Dorchester Sales Office
on 01305 261008





The Property

This stunning first floor duplex apartment forms part of a block of eighteen apartments converted from the former Dorchester Hospital in 2001. The original building was designed by Benjamin Ferrey of Christchurch who was a famous architect and one of the earliest members of the RIBA. Construction commenced in 1839, having stone elevations under a tiled roof, extending to three floors and featuring stone mullion windows.

Situated to the rear of this Grade II Listed building, Flat 15 enjoys a quiet location, providing well-proportioned, light and airy accommodation, with some very high ceilings and large windows and has since been refurbished by the current vendors with two recently fitted bathrooms and gas combination boiler.

There is a very attractive communal entrance with tiled floors, post boxes, stairwell and lift access.

Once entering the apartment you walk in to a hallway with double storage cupboard and a door opens on to the sitting / dining room which is a light room with 2 full length windows letting in a wealth of natural sunlight. There is an area for a dining table and an opening to the kitchen. The kitchen has been fitted with plenty of base and wall mounted storage cupboards with built in appliances including

dishwasher, washer / dryer, fridge and freezer, double oven and gas hob with extractor over.

On this floor there is a large double bedroom with cupboard housing the combination gas boiler and a door to the contemporary tiled ensuite with walk in double shower.

Stairs rise from the sitting room to a spacious mezzanine dining / sitting room with 2 sky lights giving natural light. Also on this floor, is a fully tiled family bathroom with bath and shower over, a linen cupboard and a large bedroom with window with low window seat and built in wardrobe. Additional stair case rises from the hall to the landing on the upper floor.

The Outside

Outside, there is an allocated off street parking space and further visitors parking.

Situation

The property enjoys a convenient location being in the heart of the County Town of Dorchester and just a short walk from the Borough Gardens and the main shopping streets with a range of retailers.

Dorchester also offers leisure facilities and the renowned Dorset County Hospital, which is in easy walking distance. Sporting facilities

include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland.

There is outstanding walking and riding across the countryside that surrounds the town and along the coastline to the south including the sandy beaches of Weymouth.

Dorchester South and Dorchester West train stations provide train services to London Waterloo and Bristol Temple Meads. There are also regular bus services to the surrounding towns and villages.

Services

All mains services are connected.

Local Authority

Dorset Council - 01305 251010

www.dorsetcouncil.gov.uk

Council Tax Band: E

EPC: B

Lease Details

Lease Details and Management Charges

Leasehold 999 year lease from 1st January 1999

Estate charges are:

Service charge £316.00 pa, charged half yearly on 1st January and 1st July.

Ground rent £328.34 pa, charged annually on 1st July.

Block charges are:

Service charge £1992.14 pa, charged half yearly on 1st January and 1st July.

Window cleaning £49.12 pa, charged half yearly on 1st January and 1st July.

Basement Locker rental £314.86 pa, charged annually on 1st July.

Directions

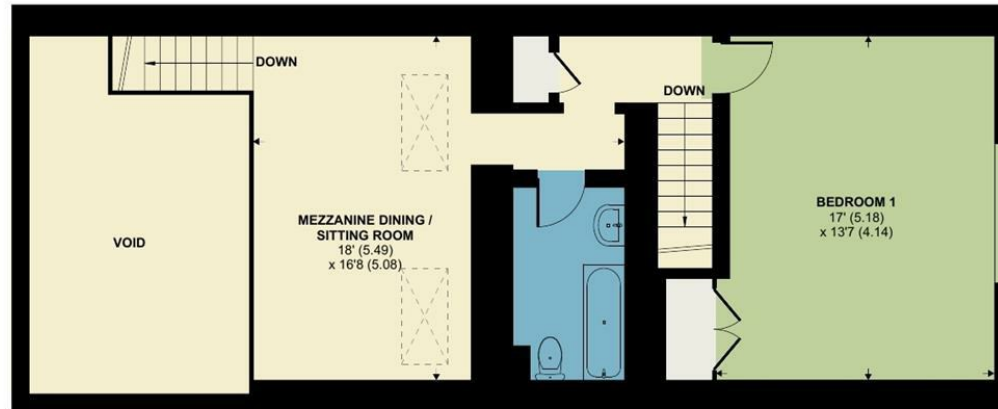
From Symonds & Sampson office walk down High West Street and turn immediately right onto Alington Street. At the end of the road, cross straight over and head a short distance down Somerleigh Road with Benjamin Ferrey House on the left.



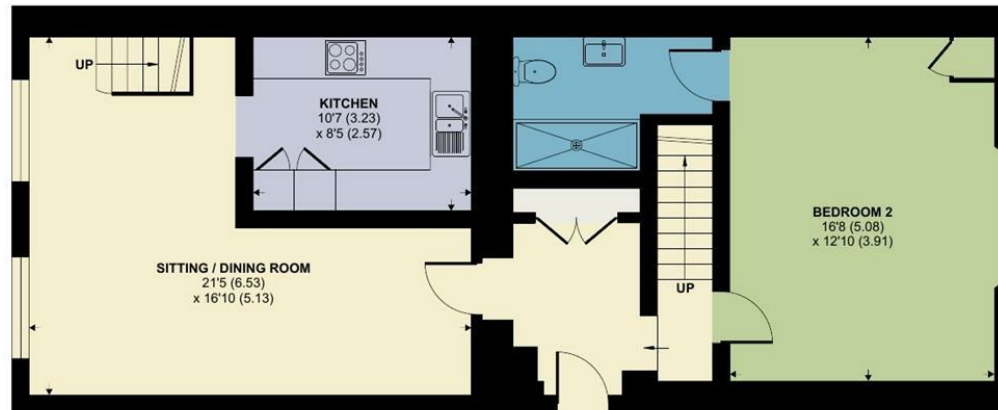
Somerleigh Road, Dorchester

Approximate Area = 1420 sq ft / 131.9 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicocom 2023. Produced for Symonds & Sampson. REF: 1031507



Dorchester/KWI/01.02.24/REV



01305 261008

Symonds & Sampson LLP
Symonds & Sampson 9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset, DT1 1QR

dorchester@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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