



Lydgate Mews, Dorchester

Situated in the sought-after area of Poundbury, this well-presented two-bedroom first-floor apartment offers comfortable and practical living accommodation. The property features a spacious reception room with separate living and dining areas, a fitted kitchen, two well-proportioned bedrooms and a bathroom. Further benefits include one allocated parking space. Set within an area of outstanding natural beauty, the apartment is ideally placed to enjoy Poundbury's range of local amenities and surrounding countryside. EPC rating TBC.

Asking price £200,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Communal Entrance

Upon entering the communal entrance, a lift and stairs provide access to the first floor.

Apartment Entrance

The property opens into an entrance hall with tiled flooring throughout.

Reception Room

A spacious reception room offers ample space for both living and dining furniture. A large window allows plenty of natural light to fill the room, creating a bright and welcoming space, while a useful cupboard houses the boiler.

Kitchen

The kitchen is fitted with a range of wall and base-level units, alongside a stainless steel sink with drainer. Appliances include a four-ring gas hob, integrated AEG dishwasher and washing machine.

Bathroom

The bathroom comprises a P-shaped bath, WC and wash basin.

Bedrooms

There are two well-proportioned bedrooms, both offering versatile accommodation.

Parking

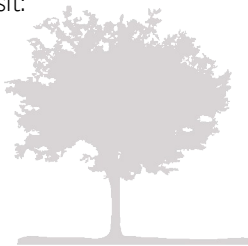
The property further benefits from one allocated parking space.

Agents Notes

There is an bi-annual service charge of £1,062.00

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

For further information on Poundbury including covenants and stipulations, please visit:
www.poundburymanco.co.uk



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 C.

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.
Gas-fired central 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.



