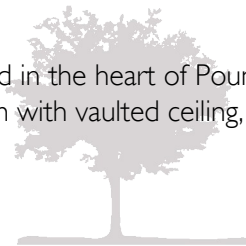




## Woodlands Crescent, Poundbury

This two bedroom apartment with an oversized single garage is ideally located in the heart of Poundbury, close to the amenities offered in Queen Mother Square. The property offers generous accommodation, including a bright and airy sitting/dining room with vaulted ceiling, a separate kitchen, and a well-appointed bathroom. EPC rating C.



Guide price £220,000

## Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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, nearby 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.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Accommodation

### Communal Entrance

Entrance to the apartment is via a communal entrance serving two apartments only. The communal hallway houses stairs that rise to the second floor.

### Apartment 75

#### Hallway

A wooden door opens onto the hallway offering access to all rooms and a cupboard housing the Worcester boiler (serviced annually) and a full height storage cupboard. The neutral tones continue throughout the apartment. The hallway receives plentiful natural light via two double glazed windows and access to the eaves provides additional storage options.

### Sitting/Dining Room

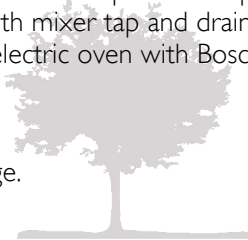
The sitting/dining room is a fabulous reception room enhanced by the vaulted ceiling, creating a sense of space. The room is light and spacious and receives an abundance of natural light via the dual aspect, with double glazed windows to the front and rear. The room offers an attractive central focus with the fireplace with stone surround, mantle and hearth.

### Kitchen

A modern and stylish kitchen offering a comprehensive range of wall and base level units that provide ample storage options with marble work surfaces over. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer together with integral appliances including Lamona fridge freezer, Beko washing machine and a Blomberg electric oven with Bosch gas hob with extractor hood over. The room is finished with tile effect flooring and part tiled walls.

### Bedrooms

There are two double bedrooms, both offering plentiful natural light and eave storage.





## Bathroom

Refurbished by the current owner in March 2022 is the stylish and modern bathroom. The room offers a white suite comprising panel enclosed bath, WC, wash hand basin and shower cubicle. The walls are a both part tiled or fitted with attractive wall panels. The flooring is laid with a waterproof laminate.

## Garage

There is a ground floor level oversize garage

## Services

Mains electricity, water and drainage are connected. Gas fired central heating.

## Agents Notes

Lease length - 250 years (less 10 days) from 24 October 2006

There is an annual service charge of £1800.00 and an annual ground rent charge of £135.00

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://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-flood-risk.service.gov.uk/risk#>

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is C.

## Viewings

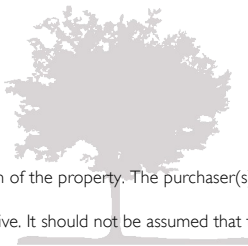
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

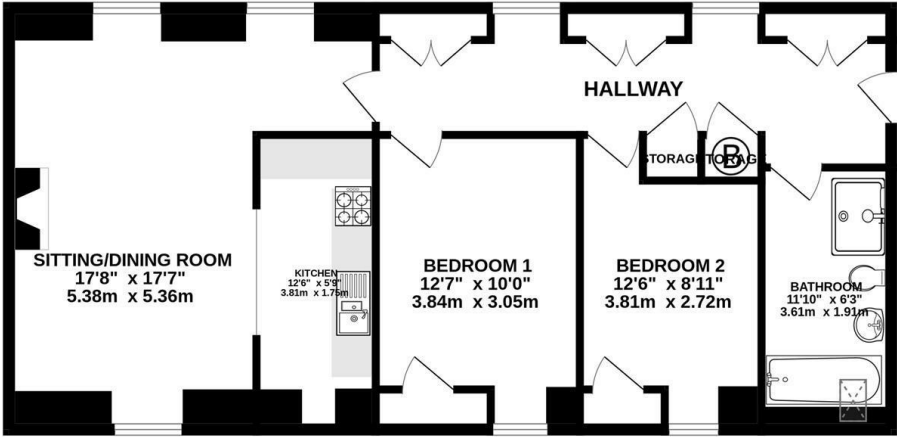
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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