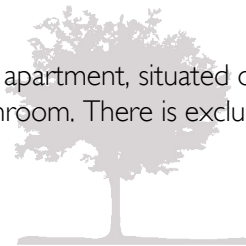




## Oakery Court, Dorchester

Set within an area of outstanding natural beauty, this first floor two bedroom apartment, situated on the popular and thriving Poundbury development, offers accommodation, presented in neutral tones throughout, including lounge/diner, kitchen and bathroom. There is exclusive use of the car parking space in the rear courtyard area. EPC rating C.



Offers over £200,000

## 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, 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

Exclusive use of the car parking space

## Entrance

Entrance to the property is via a secure communal entrance that houses stairs that rise to all floors.

## Hallway

A private door offers entrance to the apartment, opening onto the hallway that leads through to the sitting room and offers access to the kitchen and bathroom.

## Reception Room

A spacious lounge/diner receiving plentiful natural light gained via a front aspect sash window and French doors, opening onto a Juliet balcony, with full length windows either side. The room offers access to both bedrooms at the property.

## Kitchen

A modern kitchen, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over and a one and a half bowl stainless steel sink unit with mixer tap and drainer. There are a selection of integral appliances comprising a Candy washing machine and a Zanussi oven with a four ring gas hob and extractor hood over. Space is provided for a fridge/freezer. The walls are part tiled and there is a rear aspect double glazed window providing the room with natural light.

## Bedrooms

Accessed from the lounge/diner are two double bedrooms. Bedroom one offers a rear and side aspect window and a door leads to a shallow cupboard housing the electric consumer unit. Bedroom two also receives natural light via a dual aspect.





### Bathroom

The bathroom is tastefully fitted with a suite comprising a low level WC, a pedestal wash hand basin and a panel enclosed 'P' shaped bath with shower attachment over. The walls are part tiled and there is a heated towel rail fitted.

### Externally

The property is offered with exclusive use of a parking space in the courtyard.

### Agents Notes

Lease Length - 249 years from 1 January 2007

There is a £1243.72 annual service charge

Pets are not permitted without written consent which is not guaranteed to be approved.

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#>

### Services

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

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

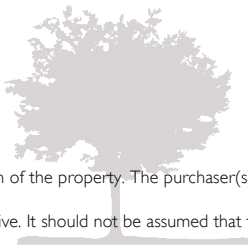
Tel: 01305 340860



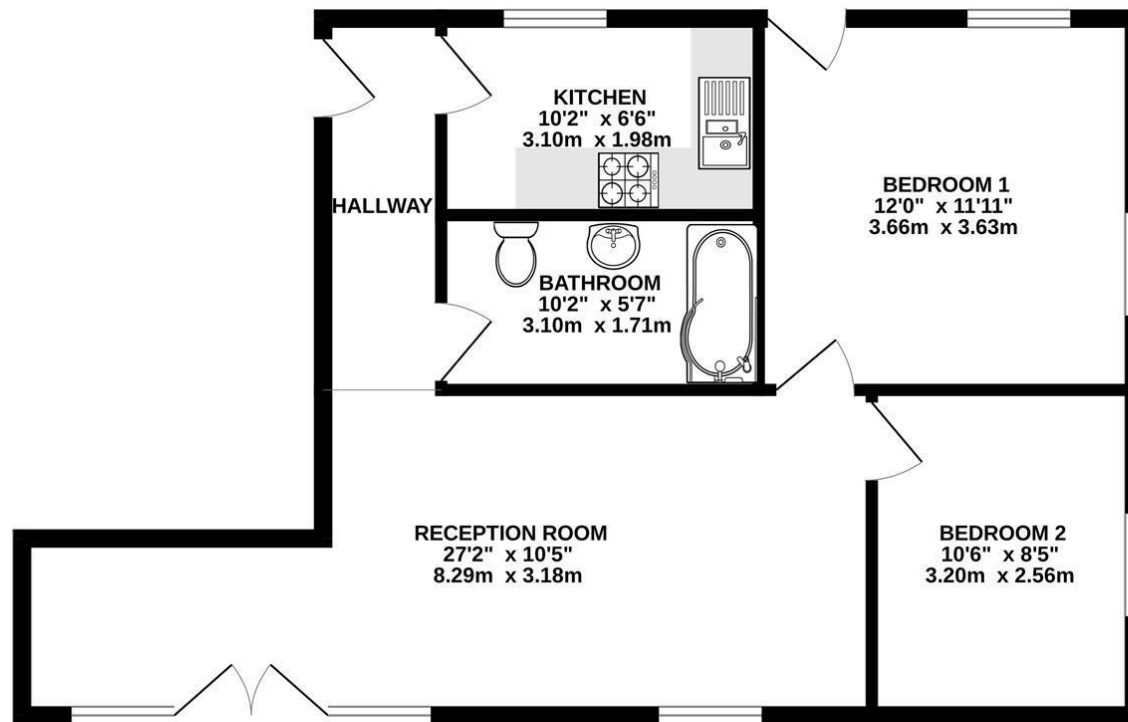
Important notice. Parkers notify that:

- 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**  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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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