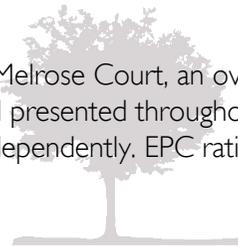




## Peverell Avenue East, Dorchester

This well appointed second floor two bedroom apartment is situated within Melrose Court, an over 55's development located within the heart of Poundbury, enjoying wonderful views over The Great Field. The apartment offers accommodation that is well presented throughout comprising generous open plan living accommodation, two bedrooms and a wet room. The Melrose Court development is designed for people to live independently. EPC rating B.

£172,500



# Melrose Court, Flat 47 Peverell Avenue East, Poundbury, Dorchester, Dorset, DT1 3RH

## 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 are 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 and garden centre. The Great Field is a short walk away and offers a wonderful open space and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

## Melrose Court

Melrose Court is a range of stylish one and two bedroom self-contained apartments, designed for over 55s looking for comfort and independent living, with the added benefit of care and support packages available to access at an additional cost. Each apartment is ideally located within the development, and has full access to all the communal areas and facilities. Melrose Court has been designed for your comfort and security, whilst offering a high quality lifestyle. Finishes include underfloor heating, vertical blinds fitted to all windows, carpets and vinyl flooring throughout, television points in lounge and bedrooms and wifi is available.

## Accommodation

### Communal Entrance

Melrose Court offers lifts to all floors, communal courtyard gardens, a landscaped terraced garden, a car park, activity room, communal dining room, fully furnished guest suite available to rent and an assisted bathroom with spa bath.

### Apartment 47

#### Hallway

Entrance is gained via a generous hallway that houses two generous and useful storage cupboards and provides access to all accommodation.

#### Sitting Room 5.41m x 3.15m (17'09" x 10'04")

The sitting room is tastefully presented in neutral tones and receives plentiful natural light gained via double glazed windows overlooking The Great Field.

#### Kitchen 3.05m x 2.21m (10'0" x 7'03")

The kitchen is fitted with a comprehensive range of wall and base level units that provide ample storage options with roll top work surface over. There is a stainless steel sink unit with mixer tap and drainer and integral appliances comprising an oven with an electric hob and extractor hood over. The free-standing appliances included with the sale are a washer dryer and fridge freezer. The room is finished with vinyl flooring, part tiled walls and spot lighting.

#### Bedrooms

There are two bedrooms at the property enjoying generous dimensions and receiving plentiful natural light gained via windows overlooking The Great Field. Bedroom one benefits from Sharps fitted wardrobe and storage running the length of the room. There are also Jack and Jill en-suite facilities.

#### Bedroom One 3.07m x 5.26m (10'01" x 17'03")

#### Bedroom Two 3.73m x 3.10m max (12'03" x 10'02" max)

#### Wet Room 3.02m x 2.18m (9'11" x 7'02")

The Jack and Jill wet room is tastefully fitted, offering a low level wc, a wash hand basin and a large walk in shower with ceramic wall tiling. There is a fitted mirror with a shaver socket and the room is finished with non-slip vinyl flooring.

#### Agents Notes

Leasehold length - 125 years from and including 9 March 2018

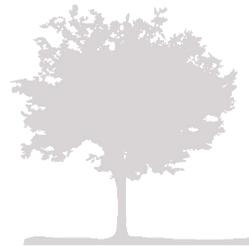
The property is offered at a 75% share.

All potential buyers must be assessed as being eligible for the scheme and affordability. No sale can be agreed until this process has taken place. Please ask for further details.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

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

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## Documentation

A buyer will need to supply the following prior to formal acceptance of an offer.

Certified ID

- Proof of address
- Proof of income (3 months worth)
- Bank statements (3 months worth)
- Proof of savings
- Proof of any debts
- Full credit report

Once the purchaser's application has been assessed as being eligible for the scheme and the purchase is confirmed as financially affordable, Abri will then be able to formally agree the sale.

## Eligibility Requirements

The buyer must:-

- Not be home-owner or named on a mortgage. Applicants in the process of selling their home will be considered.
- Live in or have worked or lived in West Dorset or surrounding Districts Weymouth & Portland, North Dorset, Purbeck, South Somerset, East Devon during the last 5 years.
- Be able to demonstrate the ability to meet the financial cost of residing in the Scheme.
- Be aged 55 or over and be able to live safely on their own with some support. (there will be circumstances in which younger adults with disabilities who would benefit from living in an Extra Care scheme be considered.)

## Service Charges

Monthly Charges

Service Charge £306.28

Building insurance £7.00

Sinking fund £65.88

Support charge £459.76

Management charge £9.48

Total £848.40

## Services

All apartments within Melrose Court have their own water, electricity and heating meters. Underfloor heating with individual controls for each room. Any charges for the communal areas is included within the monthly service charge.

## Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

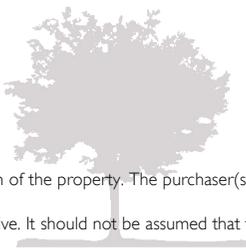
We are advised that the council tax band is C

## Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



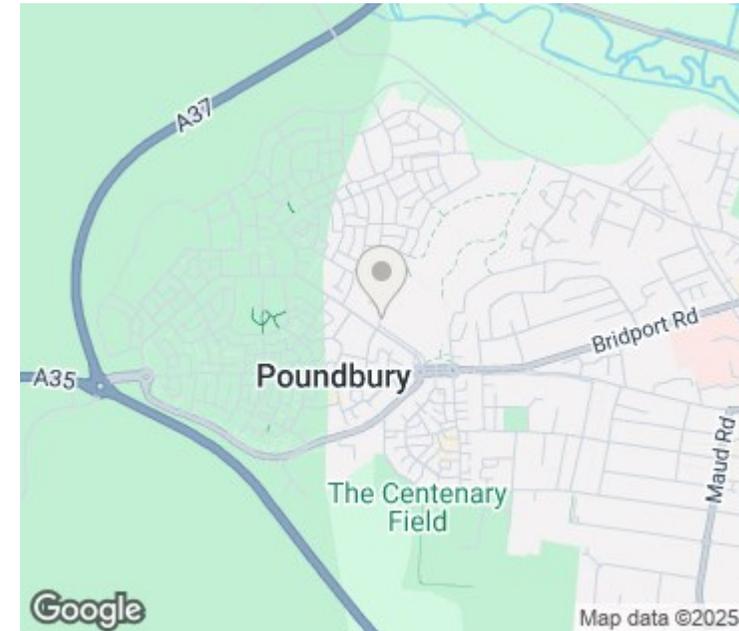
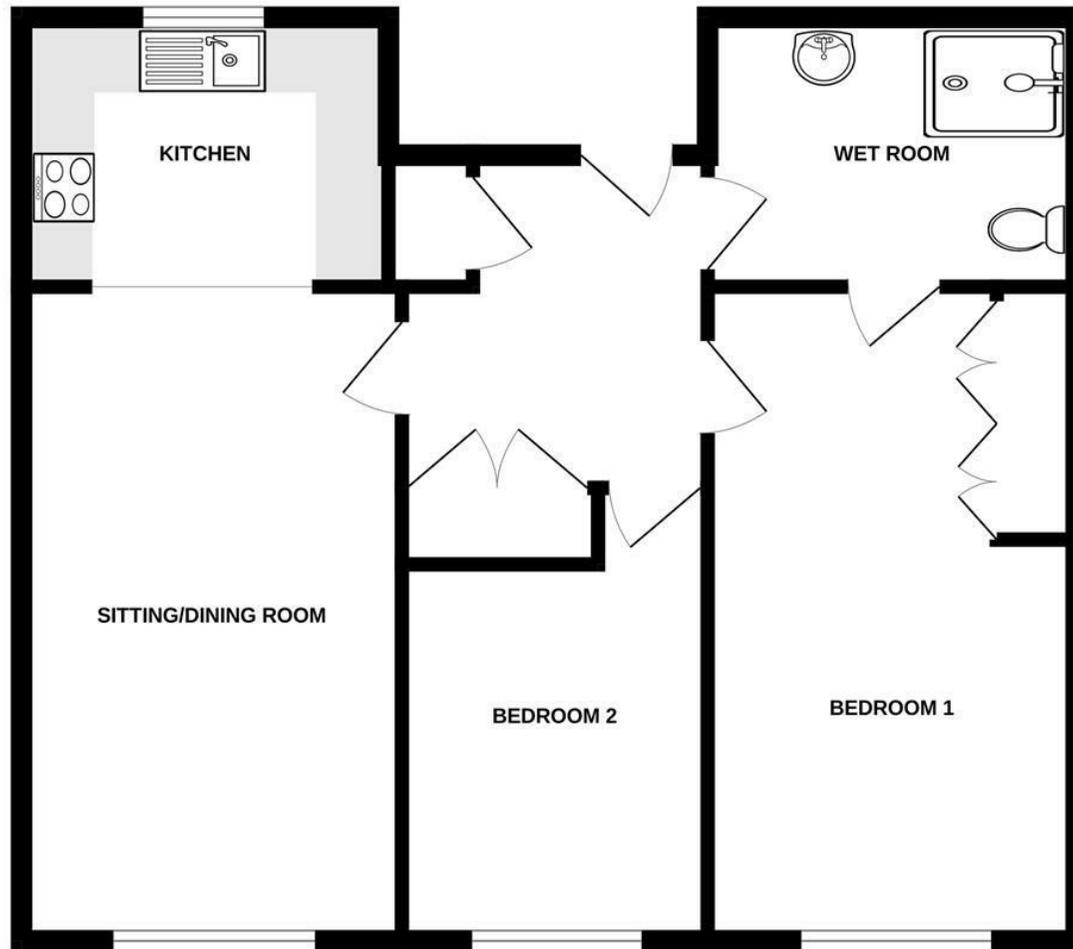
Important notice. Parkers notify that:

- 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.



**SECOND FLOOR**  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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