



Liscombe Street
Poundbury
£350,000



OFFERED WITH NO FORWARD CHAIN, this stylish and beautifully presented second-floor apartment offers two double bedrooms, a family bathroom, and a large open-plan living space with a well-equipped kitchen. The home is enhanced by three sets of French doors leading out to a large balcony that spans the length of the home. The property also benefits from a single leasehold garage. EPC rating of C.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, and garden centre. 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. Dorchester 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. There are train links to London Waterloo, Bristol Temple Meads, 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.



Steps lead up to the communal door, which provides a staircase and a convenient lift to all floors. Upon reaching the second floor, a wooden door opens directly into apartment three. On entering, a central entrance hall welcomes you, equipped with a secure intercom system, seamlessly connecting all accommodation and hosting two generous built-in storage cupboards, all finished with attractive wood-effect flooring.

The heart of the home is the impressive, light-filled open-plan living space. Designed for both everyday living and hosting, the kitchen area is fully equipped with high-end, integrated Smeg appliances, including a five-ring gas hob and a double oven. Additional integrated appliances include an AEG extractor fan, a fridge-freezer, a dishwasher, and a washing machine. Plenty of cupboard space discreetly houses the boiler. The adjacent dining area boasts a large window, while two separate sets of French doors open directly onto an expansive private balcony, effortlessly extending the living space outdoors.

Both bedrooms are spacious doubles, flooded with natural light through expansive windows and finished with carpeted flooring and neutral decor. The primary bedroom serves as a true sanctuary, featuring its own set of French doors out to the large balcony and offering peaceful views of the surrounding area. Serving the home is a well-appointed family bathroom featuring part-tiled walls, a panel-enclosed bath, a separate shower cubicle, a washbasin, and a WC.

The garage is situated opposite to the building itself, creating a convenient space for parking, or alternatively, creating excellent storage solutions.

Agents Notes:

Please note that the term dates are 999 years from and including 11 May 2018.

Please note that there is a service charge of £ £1,972 from 2022 – this amount is subject to change.

Please note there is an annual Manco charge of £225. Reduced fees are offered for early payment. For further information on Poundbury including covenants and stipulations, please visit:

www.poundburymanco.co.uk

Services:

Mains electricity, water and drainage are connected.

Gas central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

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>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check:

<https://www.tax.service.gov.uk/calculate-stamp-duty-landtax/#!/intro>

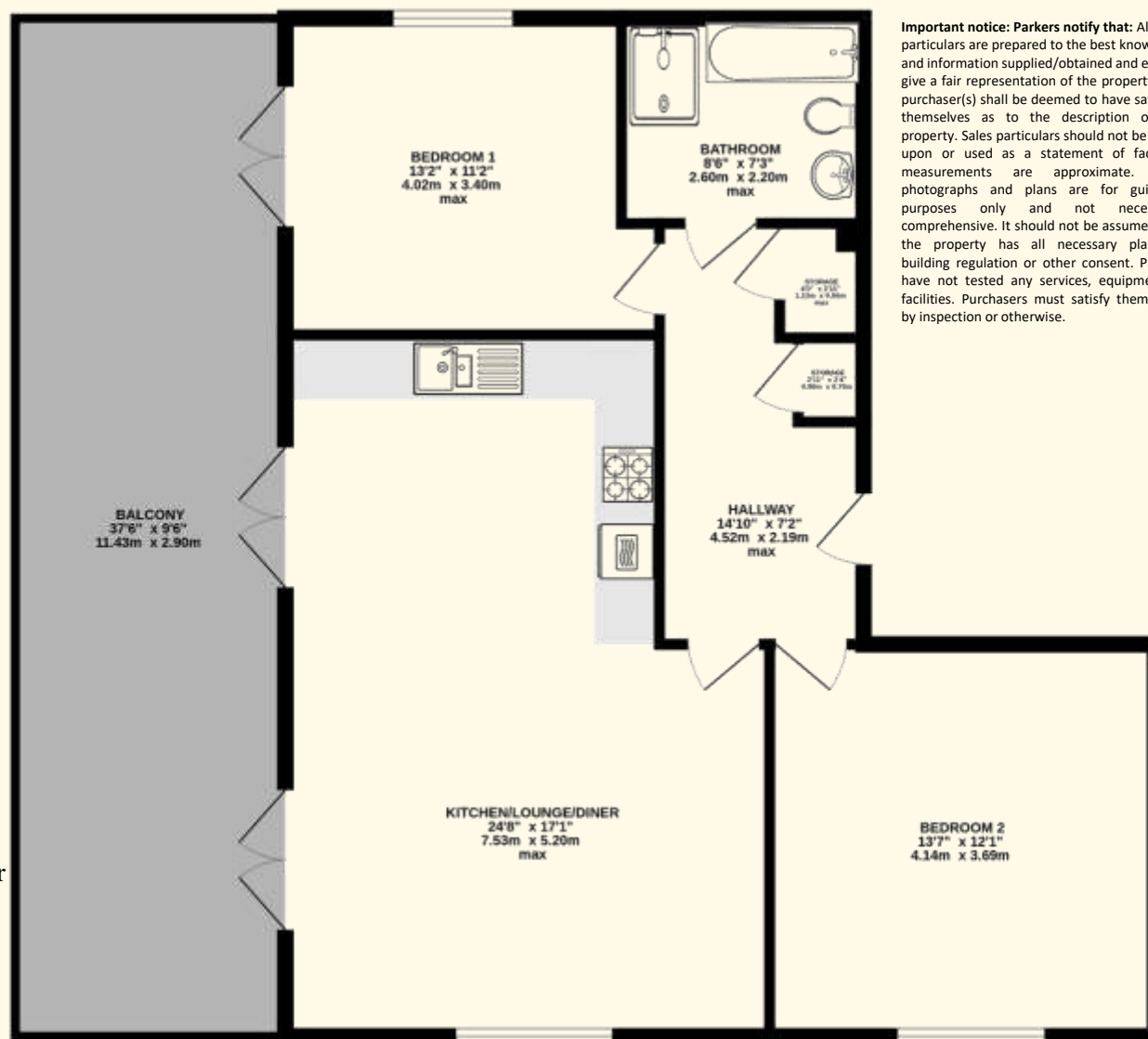
Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-termfloodrisk.service.gov.uk/risk#>

SECOND FLOOR

872 sq.ft. (81.0 sq.m.) approx.



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.

TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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