PARKERS

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Independent Property Consultants and Valuers







Lydgate Mews, Dorchester

Asking price £200,000

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 C.

1 Lydgate Mews, Poundbury, Dorchester, DT1 3AG

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.

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