



Hamslade Street
Poundbury
Offers in Excess of £250,000



OFFERED WITH NO FORWARD CHAIN, and set in an area of outstanding natural beauty, is this stunning ground floor, one bedroom apartment situated within Monaveen House, located in the heart of Poundbury and near the Queen Mother Square. Beautifully presented throughout in neutral tones with accommodation comprising a large open plan kitchen/diner/sitting room, Jack and Jill bathroom and useful storage space. In addition, the property also has exclusive use of a secure underground parking space. EPC rating B.

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 is set amongst beautiful rural countryside. Dorchester offers social facilities including many excellent restaurants, public houses, cinemas, museums, a leisure centre and weekly market. There are train links to London and Bristol, and regular bus routes to adjoining towns. Brewery Square is set within the heart



Entrance to the property is gained via a communal door with secure intercom/fob access opening onto a spacious and tastefully presented communal hallway that offers a lift and stairs to all floors.

A private door opens onto the apartment hallway that sets the tone for the rest of the property. The accommodation boasts generous room sizes, high ceilings and plentiful natural light creating an open and spacious feel.

The stunning open-plan living accommodation has a contemporary feel whilst enjoying a true sense of style and elegance. The living space is generous in size together with a fabulous dining area that provides the ideal space for family dining or entertaining. The kitchen area lends itself perfectly to modern living, fitted with a wealth of integral appliances and a comprehensive range of wall and base level units that provide ample storage options.

The bedroom enjoys generous dimensions and boasts an abundance of storage options together with Jack and Jill bathroom that offers a true sense of luxury. The bathroom is fitted to an extremely high specification with contemporary white sanitary ware comprising a low-level WC, a wash hand basin and a panel enclosed bath with shower attachment over.

Agents Notes:

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

There is an annual service charge of £1,920 per annum including ground rent.

Lease length - 250 years commencing on 1 January 2019.

Services:

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

Local Authorities:

Dorset Council,
County Hall, Colliton Park
Dorchester, Dorset,
DT1 1UZ
Tel: 01305 211970
Council tax band D

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#>

Mobile and Broadband:

At the time of the listing, standard, superfast and ultrafast broadband is available.

Mobile phone service varies dependent upon your provider.

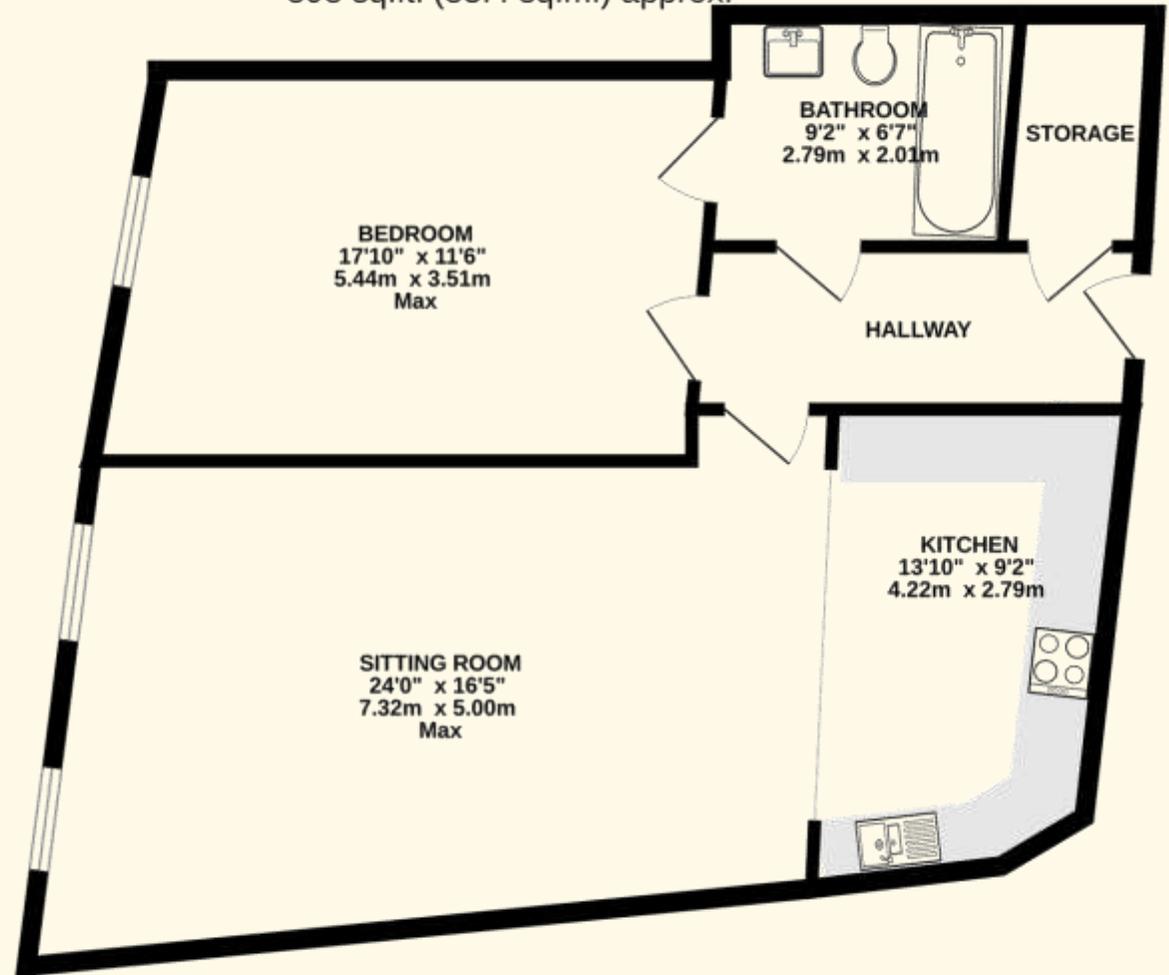
For up-to-date information please visit <https://checker.ofcom.org.uk>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

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

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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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.