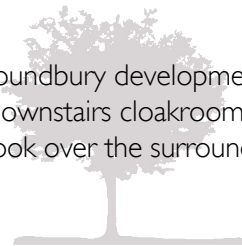




Reeve Street, Dorchester

A beautifully presented three-storey apartment situated in the sought-after Poundbury development. Offering spacious and versatile accommodation, the property features two double bedrooms, an en-suite to the principal bedroom, a family bathroom, downstairs cloakroom and a well-equipped kitchen. The generous dual-aspect living room benefits from French doors opening onto a large balcony, which enjoys a pleasant outlook over the surrounding green area. The property also benefits from a single garage. EPC rating B.

Offers in excess of £325,000



Situation

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.

Description

Upon entering, the welcoming hallway provides access to a useful understairs storage cupboard, together with space for coats and shoes. The downstairs cloakroom is fitted with a WC and hand basin, with part-tiled walls.

A staircase rises to the first floor which features a spacious, dual-aspect living room, enjoying an abundance of natural light and French doors opening onto a generous balcony. The balcony provides an attractive outlook with views across the square. The well-appointed kitchen also benefits from French doors providing direct access to the balcony. It is fitted with a five-ring gas hob, sink and drainer, integrated double oven, fridge freezer, dishwasher and washing machine, providing a comprehensive range of appliances for modern living.

A further staircase leads to the second floor.

The second floor offers two generously proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, fitted with a shower cubicle, WC and hand basin, complemented by part-tiled walls. An airing cupboard is also located on this floor and houses the central heating boiler. Completing the accommodation is the family bathroom, which features a bath with shower over, WC and hand basin, with part-tiled walls.

The property benefits from a single garage.

Local Authorities

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.



Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider.

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

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#>

Services

Mains electricity and water 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>

Agents Notes

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

Lease of 999 years from 31st May 2017 with a remaining 990 years

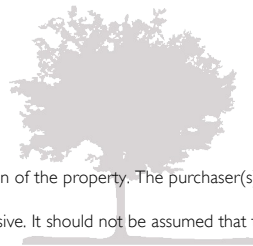
Service Charge: £1,061.00 per annum



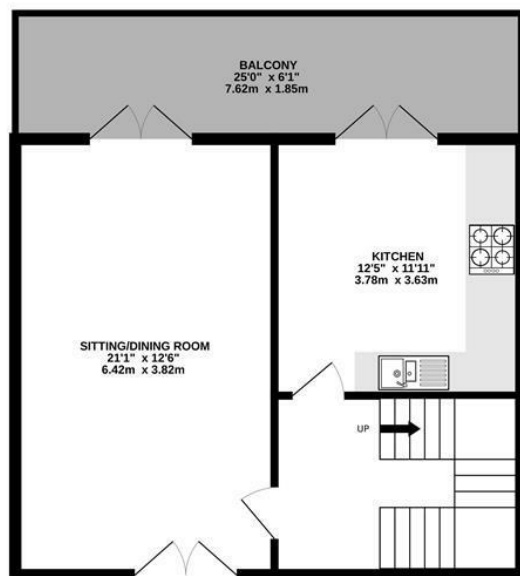
Important notice. Parkers notify that:

- 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.

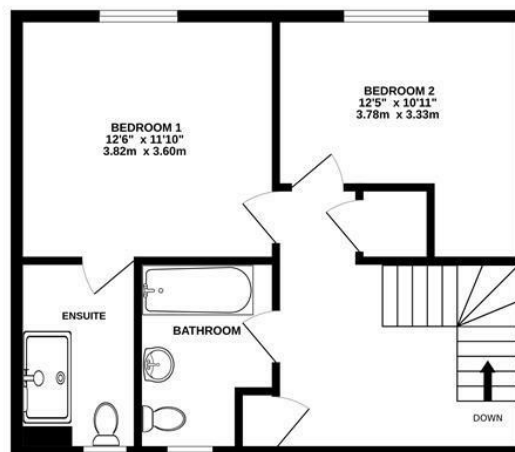
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



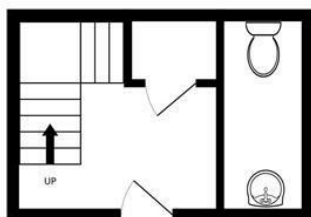
1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



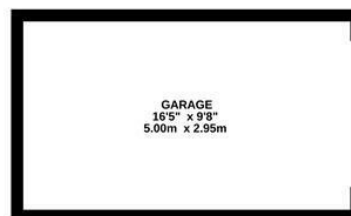
2ND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR
137 sq.ft. (12.8 sq.m.) approx.



GARAGE
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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