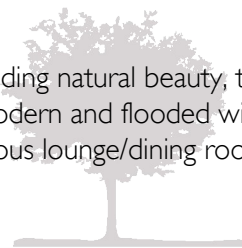




## Tyberton Court, Poundbury

OFFERED WITH NO FORWARD CHAIN, and located in an area of outstanding natural beauty, this well-presented first-floor apartment is decorated to a high standard and benefits from generously proportioned rooms throughout. The property is modern and flooded with natural light, thanks to its dual aspect, high ceilings, and a south-facing balcony. The accommodation comprises two large double bedrooms, a light and spacious lounge/dining room, a separate kitchen, and ample storage. The property also benefits from an allocated parking space. EPC rating B.

Asking price £270,000



## 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 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, nearby 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.

## Apartment 8

Access to the building is via a secure communal entrance door with an intercom system for permitted entry. From the communal entrance, stairs lead to all floors.

On the first floor, a private door provides access to Apartment 8. The property opens into a spacious hallway, which offers access to three storage cupboards, providing excellent storage solutions, as well as doors leading to all principal rooms and the wall mounted intercome system.

## Lounge/Dining Room

The generously proportioned lounge/dining room is a standout feature of the property. This stylish and contemporary space benefits from a dual aspect, allowing for an abundance of natural light and enhancing the bright, airy atmosphere. A plug-in, freestanding electric fireplace with surround and mantel serves as an attractive focal point, creating a warm and inviting ambience. French doors open onto a Juliet balcony, further enhancing the sense of space. The room is tastefully decorated in calming, neutral tones, complemented by a dedicated desk area and finished with cream carpets.

## Kitchen

The kitchen is well equipped with a range of wall and base level units with work surfaces over, an integrated stainless steel one-and-a-half bowl sink with mixer tap, and tiled splashbacks. Integral appliances include an electric oven with a four-ring gas hob and extractor hood above. There is also an integral dishwasher, and plumbing in place for a washing machine.

## Bedrooms

Both bedrooms are generously proportioned, offering ample space for a range of bedroom furniture. The principal bedroom features French doors opening onto the balcony, allowing you to enjoy the southerly aspect and further enhancing the bright and airy feel of the room. Additionally, the room offers access to the loft space, which is fitted with a ladder and is partially boarded, providing excellent storage solutions. Both bedrooms continue the modern theme, decorated in calming tones and complemented by cream carpets.

## Bathroom

The well-proportioned bathroom also has a modern feel and comprises a white suite, including a panel-enclosed P-shaped bath with shower attachment over, a w/c, wash hand basin, and a separate vanity unit. The room is filled with natural light and is complete with fully tiled walls and attractive wood-effect flooring.



## Agents Notes

The Leasehold is 250 years from the 1st January 2009.

There is an annual service charge of £1,866.94.

There is an annual Manco charge with charge of £225.00. The charge is discounted to £200 with early payment.

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

## Local Authorities

Dorset Council,  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

The council tax band is C.

## 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#>

## Services

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

## Broadband and Mobile Service

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

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.

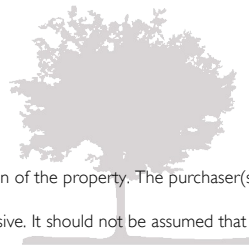
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

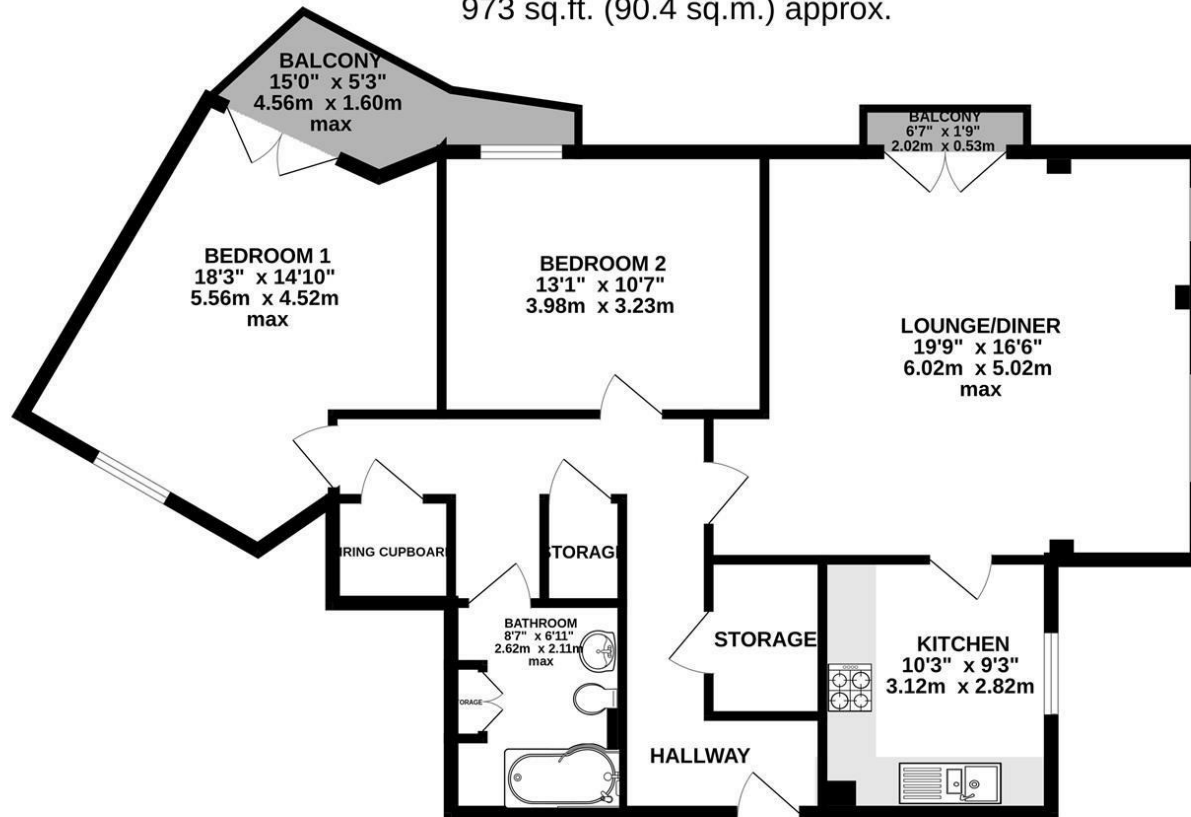
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





### FIRST FLOOR 973 sq.ft. (90.4 sq.m.) approx.



TOTAL FLOOR AREA: 973 sq.ft. (90.4 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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