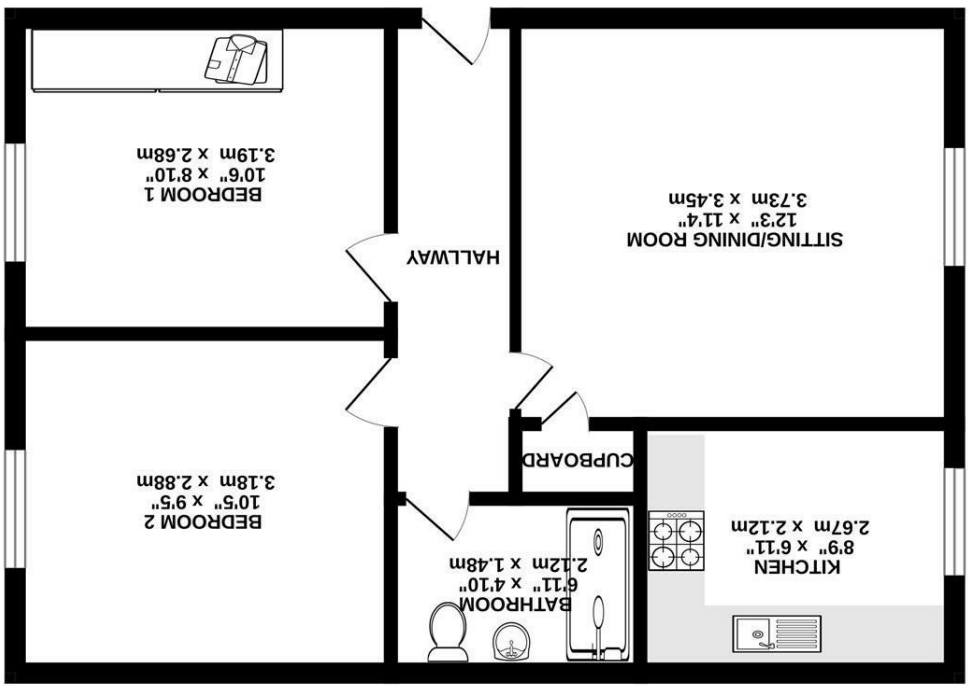
The Property Ombudsman



SECOND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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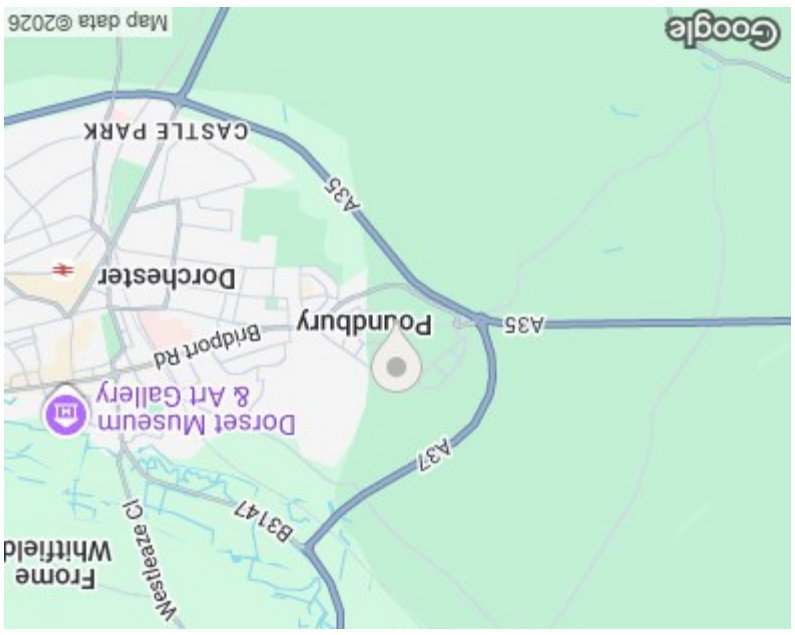

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Independent Property Consultants and Valuers

Buttermarket, Dorchester

Offers in excess of £190,000

Located in an area of Outstanding Natural Beauty, on the second floor of a beautiful and well-maintained building, is this stylish flat offers views overlooking the Buttermarket. This lovely front aspect flat offer a bright and airy sitting room finished in neutral and wooden tones. The bathroom is a contemporary shower room finished to a high specification, adorned with digital controls. Two rear-aspect double bedrooms provide comfortable accommodation, and the property comes with one allocated parking space in the communal courtyard. Furthermore, there is plentiful on street parking and there are four electronic car chargers near by. EPC rating C.

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.
Nearby, Dorchester, the historic county town of Dorset, 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. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, 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.

Communal Entrance
Entrance to the property is via a communal door, with secure intercom system, into the communal hall with lift and stairs to all floors. Towards the rear is access to the designated parking space.

Apartment 5
Entrance to the Apartment 5 is gained via a carpeted hallway offering access to all rooms with an intercom system.

Sitting/Dining Room
The light and airy sitting/dining room features a front-aspect double-glazed window and elegant Karndean flooring throughout with a storage cupboard. The finish is a modern cream pallet, elevated by the view overlooking Buttermarket Square.

Kitchen
The bright and modern kitchen is well-equipped with an integrated washing machine, a four-ring hob with extractor hood, and a stainless steel sink with mixer tap and drainer perfectly designed for both functionality and style.

Bedrooms
There are two double bedrooms in the property, both carpeted throughout and both benefitting from television points and double glazed, rear aspect sash windows.

Bathroom
The property boasts a contemporary shower room including a quality Lauten suite, comprising a wash hand basin set in a vanity unit, low-level WC, and a walk-in shower with digital controls. The space is further enhanced with inset lighting, a tiled floor, and fully tiled walls.

Parking
There is one designated parking space at the rear of the property.

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

Agent Notes
There is an annual ground rent charge of £125.
There is am annual service charge of £1485.05
Please note there is a lease length of 125 years from 01/01/2015

Mobile and Broadband 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-term-flood-risk.service.gov.uk/risk#

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B

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.