



Monaveen House
Poundbury
£375,000



Found in an area of outstanding natural beauty, is this beautifully presented, third floor, two-bedroom apartment situated within Monveen House, located in the heart of Poundbury near the Queen Mother Square. Accommodation at the apartment includes a beautifully presented kitchen/dining room, two bathrooms with one being ensuite facilities, and useful storage space in the hallway. Underfloor heating is installed throughout and is independently zoned to ensure each room in the property is heated according to need and preference. Additionally, the property benefits from an underground secure parking space and benefits from NHBC warrantee. 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 center, and garden center. 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.



Entrance to the apartment is gained via a spacious and tastefully decorated communal hallway, which offers both lift and stair access to all floors. Situated on the third floor, the apartment is entered through a wooden front door, immediately impressing with its stylish and generously proportioned hallway, which provides useful storage and access to all principal rooms. The apartment offers excellent open-plan living accommodation, enhanced by stylish Karndean flooring and an abundance of natural light from its dual-aspect arched feature windows. The spacious sitting and dining area provides ample room for both lounge and dining furniture, while the attractive wood-effect flooring continues seamlessly into the kitchen.

The kitchen is well equipped and thoughtfully designed, featuring a modern range of wall and base units with complementary work surfaces over. A comprehensive selection of integrated AEG appliances includes a fridge/freezer, eye-level double oven, washer/dryer, and dishwasher. The sleeping accommodation comprises two generously proportioned bedrooms, both benefiting from attractive arched windows that flood the rooms with natural light. The principal bedroom is finished with a neutral carpet and a striking feature wall, while built-in wardrobes provide excellent storage. The en-suite shower room is fitted with a good-sized shower enclosure, low-level WC, and wash hand basin with vanity storage beneath. The second bedroom is equally well presented, featuring a neutral carpet, feature wall, and fitted wardrobe.

The family bathroom is modern and stylish, fitted with a white suite comprising a low-level WC, wash hand basin with vanity storage beneath, and a panel-enclosed bath with a shower over, all finished with fully tiled wall and flooring.

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 a bi-annual service charge of £891.20 and a separate bi-annual reserve fund of £125.09 payable to RMG management.

The lease term is 250 years from the date 01/01/2019.

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-landtax/#!/intro>

Services:

Mains electricity, water and drainage are connected.

Gas central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

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-termfloodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

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

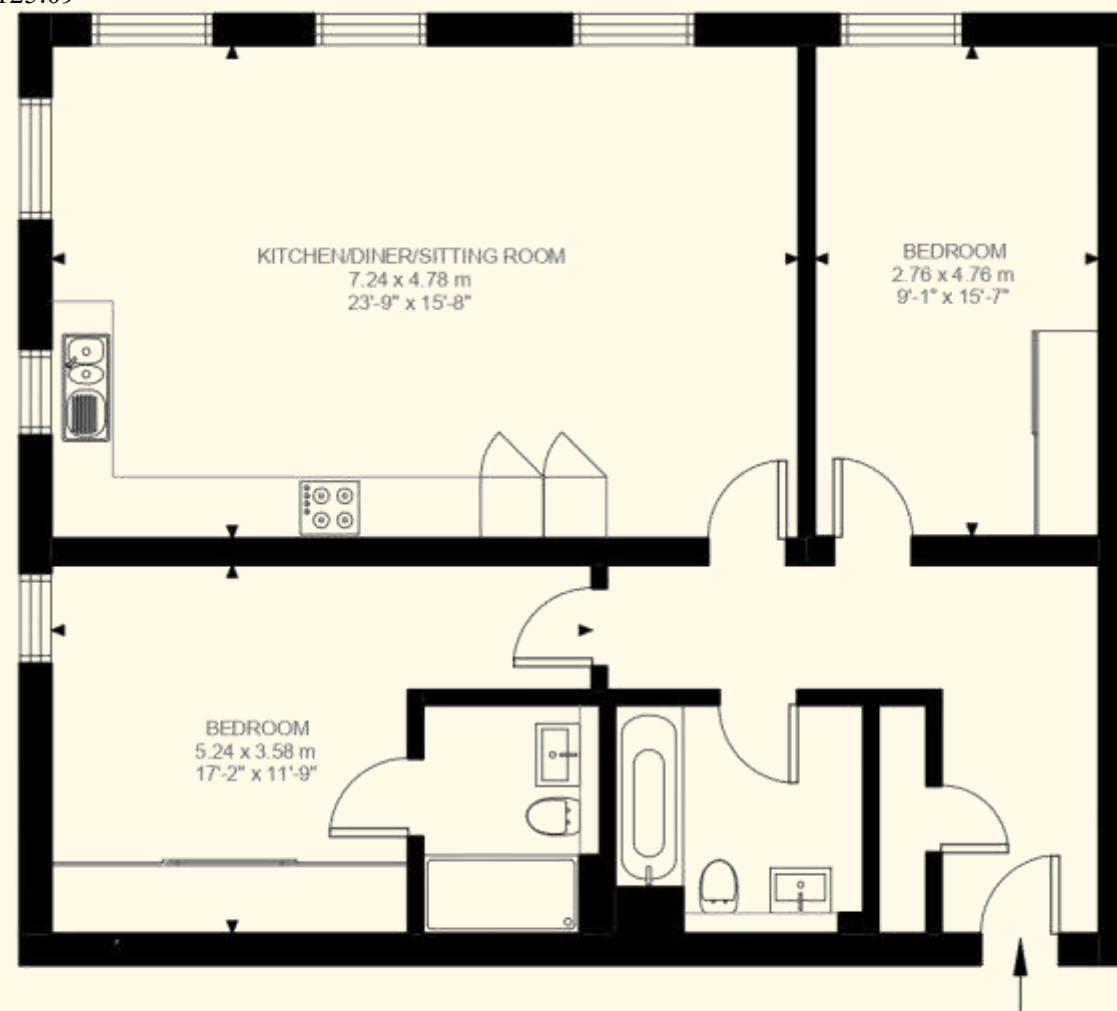
Mobile phone service varies dependent upon your provider.

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

Hamslade Street, DT1
Approximate Gross Internal Area
87.39 SQ.M / 941 SQ.FT



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Third Floor
941 ft²

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