



Queens Avenue
Dorchester
£360,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Nestled in a conservation area, within a prime Dorchester location, is this impressive two-bedroom, two bathroom, second-floor apartment offering an exceptional blend of convenience, and modern spacious living. This stylish home is situated within a secure, gated development, complete with NHBC warranty, an intercom entry system, a lift, underfloor heating to the kitchen and bathroom, two allocated parking spaces and its own dedicated Refuse/Bin Store area. Characterised by its unique architectural features and bright, open-plan layout, the property provides an ideal haven for those seeking a town lifestyle. EPC rating TBC.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



A secure gated driveway provides a grand welcome to the building, leading to the two allocated parking bays. Upon entering the building, a well-maintained communal staircase and lift offer access to all floors. The apartment itself is equipped with a modern, visual intercom system and an integrated alarm system for ultimate peace of mind. Stepping inside the apartment, the welcoming entrance hallway boasts a practical airing cupboard and flows seamlessly into the living room, immediately impressing with its generous proportions and abundance of natural light, courtesy of well-placed Velux windows. A convenient, lit storage cupboard is built directly into this space, whilst French doors open into a private, south-facing balcony. This sun-drenched patio area serves as a perfect extension of the living space for morning coffees or evening relaxation. From the main living room, a striking feature spiral staircase ascends to a versatile mezzanine floor, overlooking the lounge, also featuring Velux windows, and is safely enclosed by stylish railings, making it an ideal home office, snug, or creative studio space.

The main hallway also provides access to the well-equipped kitchen. This space is designed with functionality in mind, benefiting from underfloor heating and a range of integrated appliances. These include a fridge freezer, a dishwasher, a washing machine, an oven, a microwave, a one-and-a-half bowl sink, and a four-ring electric hob with an overhead extractor fan. Additionally, the property benefits from a separate W/C and is neatly finished with a hand wash basin and partial tiling.

The bedroom accommodation is exceptionally well-balanced, consisting of two generous double rooms that both benefit from fitted wardrobes and private en-suite facilities. The second bedroom features a fully tiled en-suite shower room, complete with a shower cubicle, a WC, and a washbasin featuring integrated under-sink storage. The principal bedroom is a spacious retreat that showcases eaves storage. Its private en-suite bathroom is tastefully tiled and comprises a low-level WC, a washbasin with vanity storage below, and a panel enclosed bath with a shower attachment over.

Agents Notes:

There is an annual service charge of £2,178.

Please note that there is a pet and bicycle restriction.

We are advised that the building has a TPO restriction.

The term of lease is 999 years From and including 24th June 2016 and to and including 23rd June 3015.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.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>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Underfloor heating in the bathroom and kitchen.

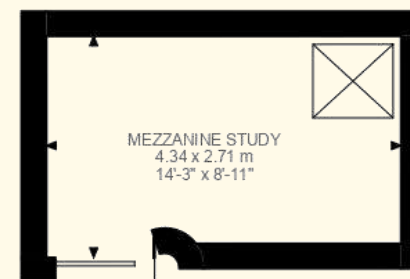
Stamp Duty:

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.



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Queens Avenue

Approximate Gross Internal Area
104.76 SQ.M / 1128 SQ.FT

KFY CH = Ceiling Height

[Restricted Head Height]

MEZZANINE
120 ft²

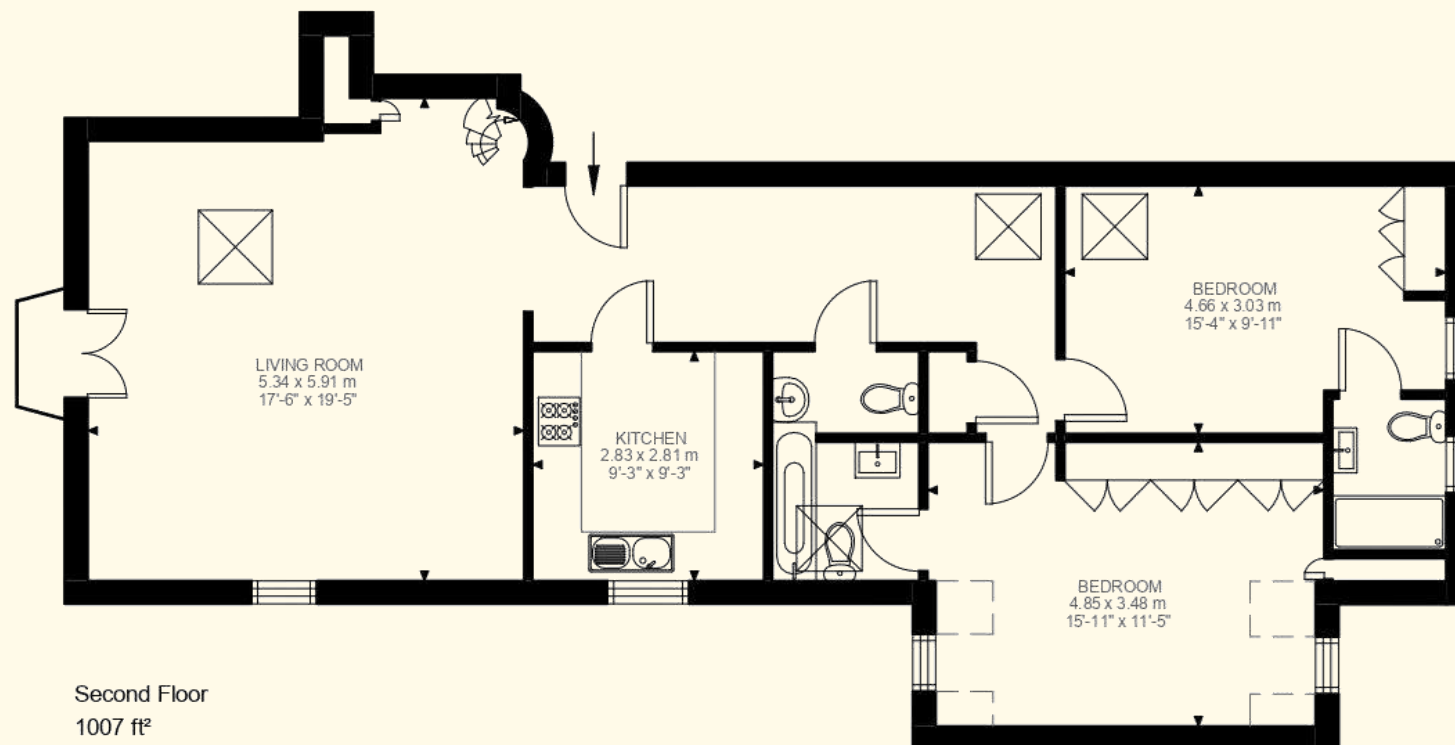


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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