



Middlemarsh Street, Poundbury

This one bedroom purpose built second floor apartment is situated within an over 55s development located on the outskirts of the sought after development of Poundbury. The property offers accommodation comprising a generous sitting room, a well appointed kitchen and a bathroom. In addition, the apartment benefits from use of the landscaped communal courtyard garden. The apartment is being offered for sale with no forward chain. EPC rating C

Price guide £89,950



Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Communal Entrance Hall

This spacious and elegant entrance hall, with the residents' lounge adjacent, is divided into a library area with tea and coffee making facilities and a seating area that can be enjoyed by both residents and their visitors. Cloakrooms, lift and stairs to all floors.

Apartment 28

Entrance

Via a door to:

Hallway

Entrance to the apartment is gained via a hallway that houses an airing cupboard with shelving and offers doors to:

Sitting Room 4.88m x 3.15m (16'0" x 10'04")

A generous sitting room receiving plentiful natural light gained via a front aspect double glazed window. There is a wall mounted electric heater and both telephone and television points. The room offers a set of French doors that lead to:

Kitchen 2.08m x 2.06m (6'10" x 6'09")

The kitchen is well appointed, fitted with a range of wall and base level units that provide ample storage options with roll top work surface over. There is a white sink unit with mixer tap and drainer and a selection of integral appliances including an eye level double oven, a fridge freezer and a four ring electric hob with extractor hood over. Space is provided for a washing machine. The room is finished with part tiled walls.

Bedroom 3.94m x 2.77m (12'11" x 9'01")

The bedroom enjoys generous dimensions and is well appointed, offering a range of fitted wardrobes that provide ample storage solutions. There is wall mounted electric heater and a front aspect double glazed window that provides the room with natural light.



Bathroom

The bathroom is fully tiled and tastefully fitted with a white suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with shower attachment over.

Outside

There is an electric gate into the secure parking area which has a large carport. A path from the parking courtyard leads through the garden to the rear of the building. The garden enjoys sunny and sheltered spot with seating areas.

Agents Notes

There is an annual Manco charge of £225.

There are 101 years remaining on the lease.

There is an annual Service charge of approximately £2999.42.

There is an annual Ground rent of approximately £525 (£262.91 for 6 months)

Cats and dogs are not permitted

Please note that some of the photographs shown are of the communal areas.



Services

Mains electricity, water and drainage are connected.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C

Viewings

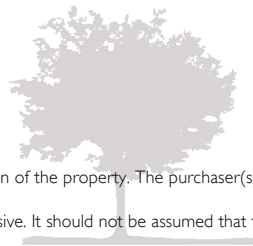
Strictly by appointment with the sole agents:

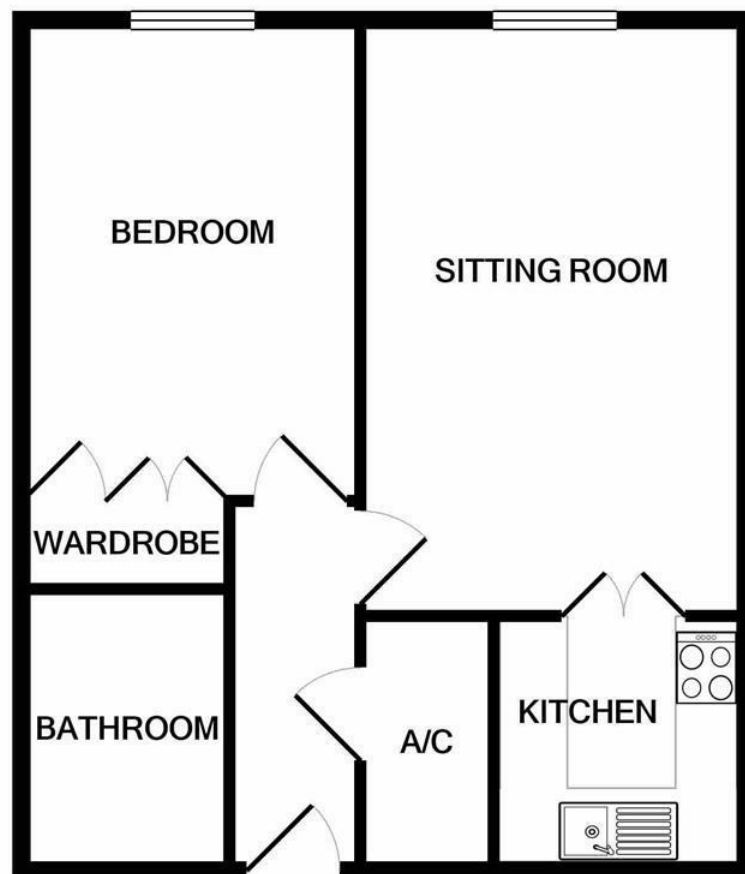
Parkers Property Consultants and Valuers Tel: 01305 340860

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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TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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