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Independent Property Consultants and Valuers



Hessary Place, Dorchester

This two bedroom apartment is ideally situated in the centre of the sought after development of Poundbury, close to the Queen Mother Square and Buttermarket. The property provides an excellent investment or first time purchase opportunity. Accommodation also includes a large sitting/dining room, kitchen and bathroom. Furthermore, the property benefits from parking. EPC rating B.

Offers in excess of £205,000





**Situation**

Poundbury is an urban development of the County Town of Dorchester and is King Charles III 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, 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.

**Accommodation**

The hallway offers access to all principal rooms and houses a useful storage cupboard. Wood effect laminate flooring flows throughout the property.

**Sitting/Dining Room 12'07 x 19'06**

A large room with ample space for both living and dining. Natural light is gained via a side aspect window and there is a storage area in the eaves.

**Kitchen 7'11 x 11'06**

The kitchen is well appointed with modern wall and base level units with work surfaces over. Integral appliances include a fridge/freezer, electric oven and four ring electric hob with an extractor hood over. The room is finished with tiled splash back and gains natural light from a side aspect window.

**Bedrooms**

Both bedrooms are in double in size. Bedroom one also benefits from fitted wardrobes.

**Bedroom One 9'08 x 12'05 max****Bedroom Two 11'06 x 8'09****Bathroom 6'04 x 7'05**

There is a modern suite consisting of a 'P' shaped, panel enclosed bath with shower over, a pedestal wash basin and WC. The room is finished with part tiles walls and tile effect vinyl flooring.

**Agents Notes**

Lease length - 249 years from 27 January 2006

There is an annual service charge of £919.08.

There is an annual Manco charge of £216.00.

**Services**

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

**Local Authorities**

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

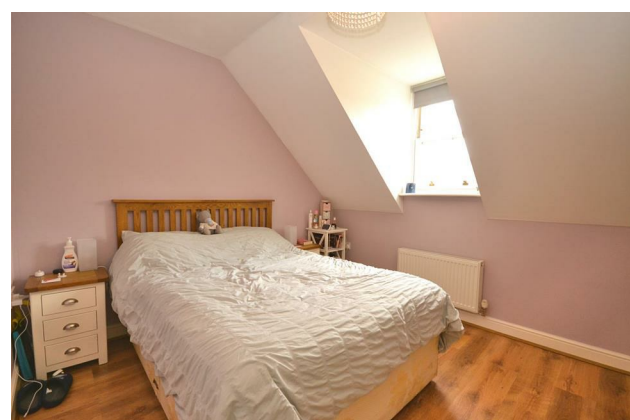
Council tax band is B.

**Viewings**

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



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- 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  
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