PARKERS

01305 340860

Independent Property Consultants and Valuers

Victor Jackson Avenue, Poundbury

Asking price £210,000

Offered with no onward chain and located in one of the earlier phases of Poundbury, is this first floor apartment with lift access. Accommodation includes a reception room, kitchen, two double bedrooms and bathroom. The apartment also enjoys the use of an exclusively reserved parking space, located in the rear courtyard. There is a communal lift to access all floors. EPC rating B.

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.

Accommodation

Entrance
Upon entry, you are taken through to the hallway of the property with access offered to all accommodation.

Sitting Room
A good-size sitting room features a central electric fire set within a decorative surround and mantle, creating a cosy focal point. French doors provide access to the kitchen.

Kitchen
The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a Beko double oven and Electrolux four-ring gas hob. Space is allocated for a washing machine and fridge-freezer.

Bedrooms
There are two bedrooms at the property, both double in size and both receiving plentiful natural light via either a front or rear aspect window. Bedroom one additionally benefits from a fitted wardrobe.

Bathroom
The bathroom is furnished with a panel enclosed bath with shower overhead, WC and wash hand basin. There is also a storage cupboard offered.

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

Lease length - 999 years from 25 February 2002.

There is a six-monthly service charge of £1,051.95 as per the 2025 invoice.

Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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#

Services

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is C.

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.

24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

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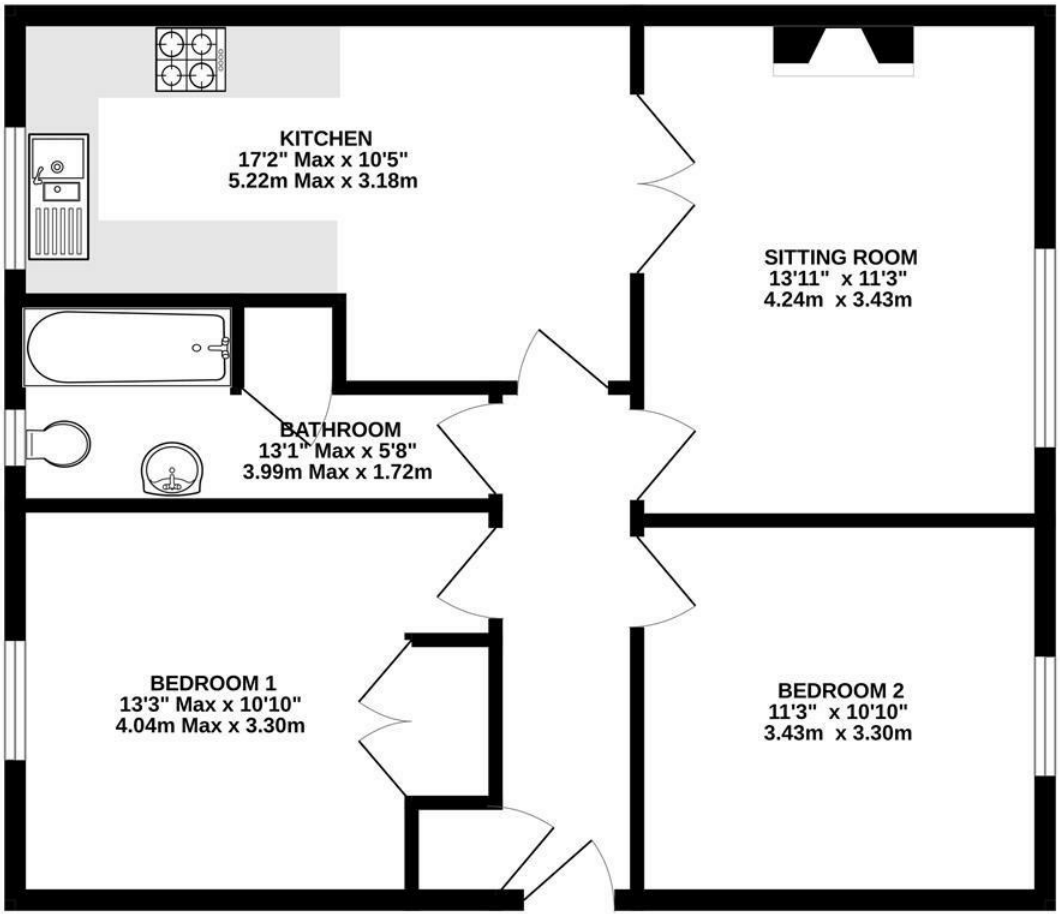
FIRST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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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