



Peverell Avenue East  
Poundbury



Offered for sale with No Forward Chain is this light and spacious three bedroom second floor apartment, favourably situated within the heart of the sought after development of Poundbury overlooking the Queen Mother Square. The property offers accommodation that is presented to a high standard throughout comprising a generous sitting room, a well appointed modern kitchen diner, three good size bedrooms, a tastefully fitted family bathroom and en-suite facilities to the principal bedroom. In addition, the property benefits from a fabulous Loggia, a car port and further secure parking.

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.



The sitting room enjoys generous dimensions and receives plentiful natural light gained via three large double glazed windows that offer a dual aspect. The room is finished in neutral décor and offers a set of French doors that lead through to the dining area.

The open plan kitchen/diner is a true feature of the property, fitted with a selection of integral appliances and a comprehensive range of wall and base level units that provide ample storage options with work surface over. The kitchen receives plentiful natural light gained via a double glazed window that enjoys delightful countryside and roof top views. French doors situated in the dining area provide access to a covered Loggia with tiled flooring that offers a wonderful outside space.

The property benefits from three good size bedrooms. All bedrooms receive plentiful natural light and the principal bedroom is well appointed, fitted with a selection of built in wardrobes and offering en-suite facilities.

The family bathroom is tastefully fitted with a modern suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over. The room is finished with part tiled walls, tile effect flooring and inset lighting.

The property is offered for sale with the benefit of a car port and additional secure parking.

**Room Dimensions:**

Sitting Room	5.46m x 4.19m (17'11" x 13'09")
Kitchen Area	3.43m x 3.07m (11'03" x 10'01")
Dining Area	3.53m x 3.43m (11'07" x 11'03")
Bedroom One	4.32m x 2.97m (14'02" x 9'09")
Bedroom Two	4.06m x 3.30m (13'04" x 10'10")
Bedroom Three	4.19m x 2.95m (13'09" x 9'08")

**Agents Notes:**

There is an annual Manco charge with charges varying between £156 and £225 dependent upon location.

There are approximately 234 years remaining on the lease.

There is an Annual Service Charge of approx £2,420

Dogs are not permitted

Please be advised that additional fees may be incurred for items such as leasehold packs.

**Services:**

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

**Local Authorities:**

Dorset Council, County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ Tel: 01305 211970

We are advised that the council tax band is E

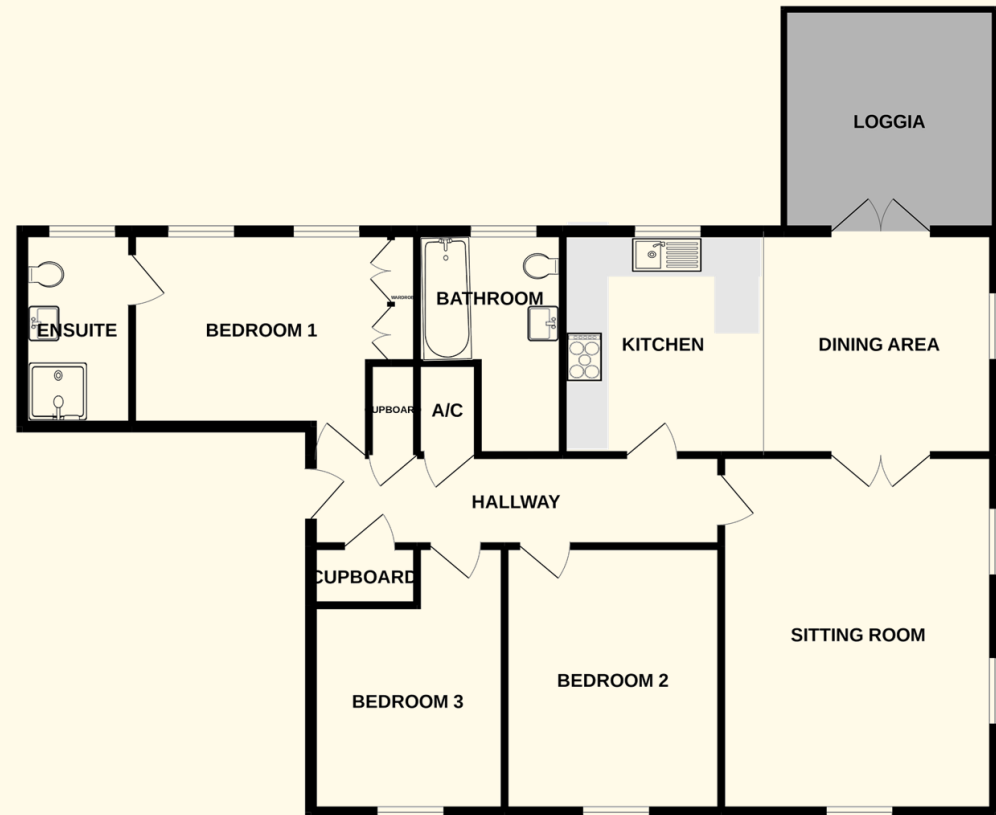
**Viewings:**

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860

SECOND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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