



Fleur de Lis, Poundbury

Offered for sale with no forward chain is this well presented two bedroom, first floor apartment situated within an over 55s development located on the outskirts of the sought after development of Poundbury. The apartment offers light and spacious accommodation comprising a generous sitting room, a well appointed kitchen, two good size bedrooms and a tastefully fitted shower room. In addition, the apartment benefits from use of the delightful landscaped communal courtyard garden. EPC rating C.

£159,950



Situation

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

Fleur De Lis

Fleur De Lis is a managed block of 29 apartments. The building offers double glazed units, electric heating, emergency care line facilities and a security entry phone system. There is a communal residents lounge and a guest suite on site which is bookable in advance. Externally there is a communal landscaped garden with gravelled beds, paved seating areas and a variety of shrubs. There is a gated driveway leading to a covered parking area. The property benefits from an outside storage area with an electricity supply.

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 15

Entrance

Via a door to:

Hallway

Entrance to the apartment is gained via a hallway that houses a walk in airing cupboard with shelving and offers doors to all accommodation.

Sitting Room 5.38m x 3.18m approx (17'08" x 10'05" approx)

The sitting room enjoys generous dimensions and receives plentiful natural light gained via a large circular window that offers a rear facing aspect. The room is finished in neutral decor and offers two wall mounted programable electric radiators and both telephone and television points.

Kitchen 2.49m x 2.13m (8'02" x 7'0")

The kitchen is well appointed and has been recently renovated, fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface over. There is a one and a half bowl sink unit with mixer tap and drainer together with a selection of integral appliances comprising a fridge freezer, a washing machine, a dishwasher, a four ring hob with extractor hood over, an oven and a microwave. The room is finished with splash back tiling.

Bedrooms

The apartment benefits from two good size bedrooms. Both bedrooms are well appointed, offering fitted wardrobes and a wall mounted programable electric radiators. Natural light is gained via double glazed window that enjoys a rear facing aspect. The principal bedroom also offers a television point.

Bedroom One 4.01m x 2.69m (13'02" x 8'10")

Bedroom Two 3.00m x 2.34m (9'10" x 7'08")



Shower Room

The shower room is fully tiled and offers a suite comprising a low level wc, a pedestal wash hand basin and a walk in shower cubicle with a fitted seat. There is a heated towel rail and a wall mounted heater.

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 a 125 year lease from 1st January 1998.

There is an Annual Service charge of £2,580.00 (approx)

There is an annual ground rent of £615.00 (approx)

Please note that cats and dogs are not permitted

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

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

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

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 D

Viewings

Strictly by appointment with the sole agents:

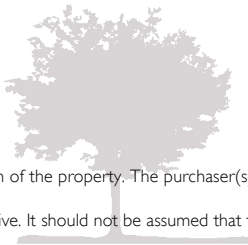
Parkers Property Consultants and Valuers

Tel: 01305 340860

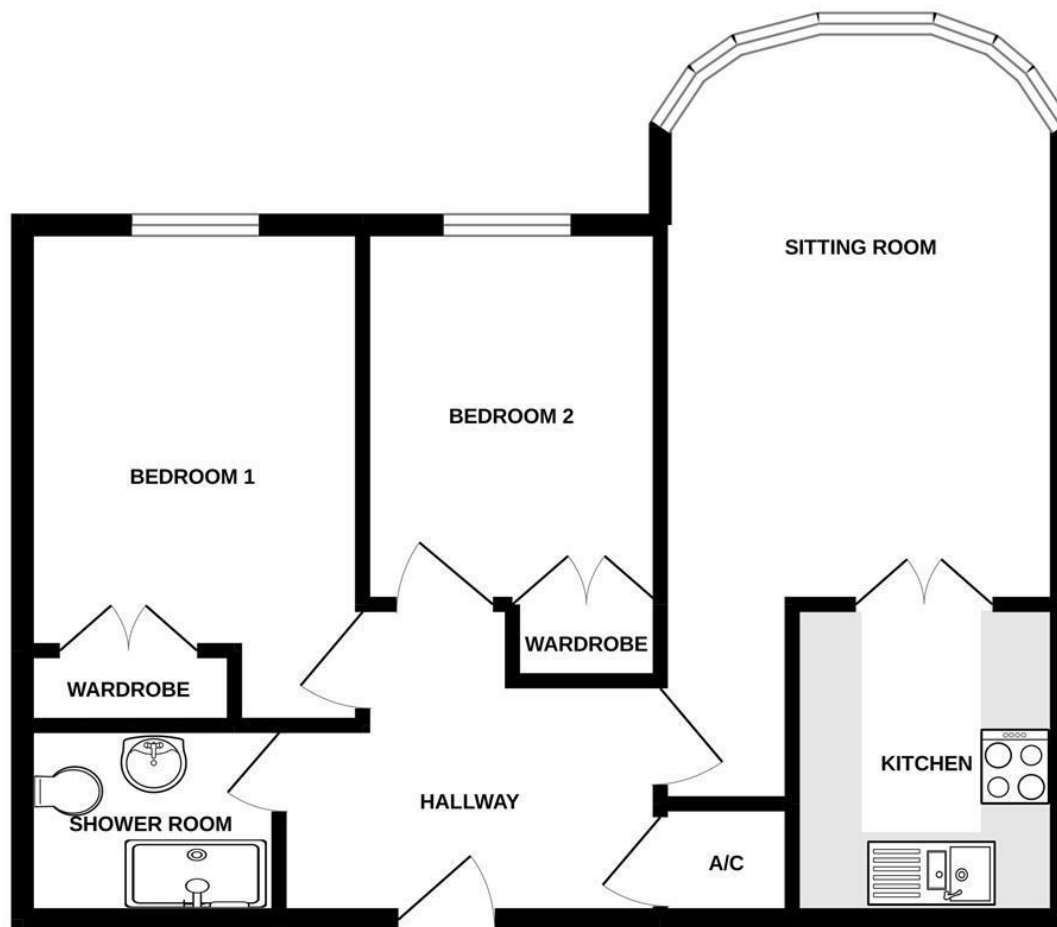
Important notice. Parkers notify that:

- 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.



FIRST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 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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