



Victor Jackson Avenue | Poundbury | Dorchester | DT1 3GY

**Guide Price £240,000**

BEAUMONT  JONES



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We are delighted to bring to the market this two double bedroom ground floor apartment located in the idyllic area of Poundbury. The property comprises of two double bedrooms, kitchen/diner, living room, shower room and an allocated parking space.

- Ideal First Time Buy/Downsize
- Large Kitchen/Diner
- Allocated Parking for One Car
- Popular Location of Poundbury
- Ground Floor Apartment
- Communal Garden

### Full Description

#### Accommodation

Entrance into the complex is through the security locked communal door with intercom entry system, opening into the welcoming communal hallway where the apartment can be found on the ground floor. Into the apartment hallway there is a storage cupboard housing the Glow Worm combination boiler, smoke alarms, carbon monoxide detectors, and doors leading to the main principle rooms. The kitchen/diner is a great sized room with plenty of space for a dining table as well as offering a range of eye and base level units, integral Neff dishwasher, oven with four ring gas hob over and extractor fan above. The kitchen is partially tiled around with space for a washing machine and fridge/freezer, in addition there are double doors opening into the living room. The living room has dual aspect double glazed windows, wall mounted radiator and a hanging ceiling light.

Returning to the hallway the remaining accommodation can be found. The

# Victor Jackson House







master bedroom is a generously sized double with a built in wardrobe, rear aspect double glazed windows, wall mounted radiator and a hanging ceiling light. Bedroom two is also a double with built in wardrobes, dual aspect double glazed windows, wall mounted radiator and a hanging ceiling light. The shower room is partially tiled around with a walk in shower, low level WC, hand wash basin with pedestal, heated towel rail and a side aspect double glazed opaque window.

#### Outside

To the rear of the complex there is an allocated parking space. There is also a communal garden area which is mostly laid to stone shingle creating a great space to sit out in. The water and gas meters can also be found outside.

#### Location

Situated in the popular location of Poundbury, on the outskirts of the county town of Dorchester. Within walking distance from the property there are plenty of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant, a range of different bistros, coffee shops/cafes, beauty salons, luxury spa, shops, hairdressers, dentists, medical centre, garden centre and Damers First School. The Great Field is moments away for an open outdoor stroll, and Dorset County Hospital is also nearby.

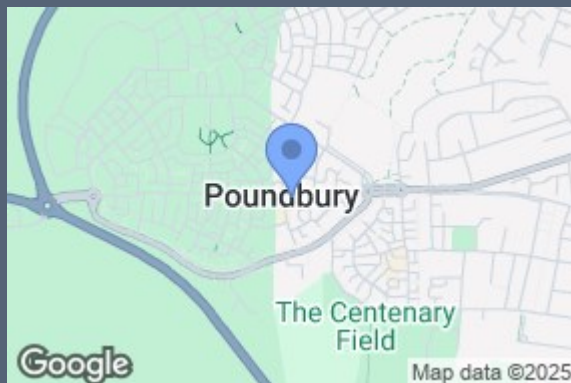
Dorset Council- Council Tax Band C.

Services:- Mains gas and electric & drainage.

Manco charge £210.00 a year.

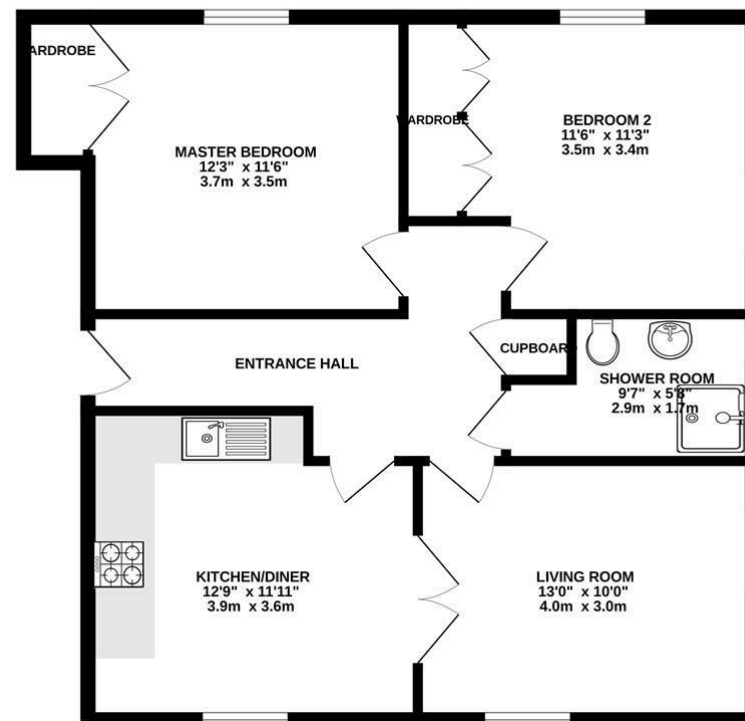
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## GROUND FLOOR 713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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 is given as to their operability or efficiency can be given.  
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*We value more than your property*