



Connells

Abbey Court
Poundbury DORCHESTER



Property Description

A beautifully presented top floor apartment offering an abundance of light throughout. The property consists of a triple aspect, open plan lounge /dining room/kitchen, which ensures light and airy living accommodation with the added bonus of integrated appliances. There are two double bedrooms with the benefit of an ensuite to the master bedroom plus a family bathroom. The property further benefits from built in wardrobes in both bedrooms, both an airing cupboard and storage cupboard in the hallway plus an allocated parking space. This delightful apartment is situated in the newly developed area within Poundbury with a pleasant green nearby, a coffee shop below plus further boutique shops, pubs, Waitrose, doctors, transport links and a school within close vicinity.

Second Floor

Entrance Hall

A door leads from the communal hallway into the entrance hall with a radiator, a cupboard housing the boiler, a storage cupboard and with doors leading to the open plan kitchen / lounge space, the bathroom and both bedrooms.

Open Plan Kitchen / Lounge

28' 3" x 15' 9" (8.61m x 4.80m)

A door leads from the entrance hall into the spacious open plan kitchen/ lounge area with triple aspect double glazed windows to the front, rear and sides and a radiator.

The fitted kitchen has a range of wall and base units with worksurfaces over, a 1 1/2 bowl stainless steel sink and drainer, a radiator, an integrated electric oven with a gas hob, an integrated washing machine, a dryer and fridge freezer. There is also ample space for a dining room table and chairs.



Bedroom 1

12' 3" x 11' 1" (3.73m x 3.38m)

A door leads from the entrance hall into bedroom 1 with a double glazed window to the front aspect, a radiator, a telephone point, a television aerial socket, a double built in wardrobe and a door leading into the ensuite bathroom.

Ensuite

7' x 5' 8" (2.13m x 1.73m)

A door leads from bedroom 1 into the part tiled ensuite bathroom with a WC, a wash hand basin, a double length shower cubicle, a heated towel rail and an extractor fan.

Bedroom 2

11' 1" x 10' 11" (3.38m x 3.33m)

A door leads from the entrance hall into bedroom 2 with a double glazed window to the front aspect, a double built in wardrobe, a radiator, a telephone point and a television aerial socket.

Bathroom

9' 3" x 9' 2" (2.82m x 2.79m)

A door leads from the entrance hall into the bathroom with a WC, a wash hand basin, a bath, a shower cubicle, a heated towel rail and a double glazed window to the rear aspect.

Outside Space

Parking

The property benefits from allocated parking.

Agents Note

We are advised that keeping pets requires prior permission.

The property benefits from a share of the freehold.









Total floor area 90.0 m² (969 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2289.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309558

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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