



Instinct Guides You



## Billingsmoor Lane, Poundbury, Dorchester £92,150

- 48.5% Shared Ownership Property
- Two Double Bedrooms
- Staircasing Scheme Available
- Open Plan Living Area
- Close To Square & Green Space
- Poundbury, Dorchester
- Amenities Nearby
- Allocated Parking



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Wilson Tominey are delighted to offer this attractive 48.5% SHARED OWNERSHIP TWO DOUBLE BEDROOM apartment situated in the heart of POUNDBURY. It boasts ALLOCATED PARKING and spacious OPEN-PLAN living, all contributing to the modern and contemporary nature of this ideal first home. Located on Billingsmoor Lane, it is conveniently close to Poundbury's main attractions, SHOPS, and GREEN SPACES.

Upon entering, the hallway provides access to all rooms, secured by an entrance security system.

The heart of the home is the open-plan living area, seamlessly integrating the kitchen, dining, and lounge spaces. The room benefits from two windows, flooding the well-finished room with light. The room is well-proportioned for both dining and living areas and of course, flows into the well-equipped kitchen.

Bedroom One is a spacious double, boasting built-in storage and ample room for furnishings. In addition, bedroom Two is a further double with room for further storage. Completing the apartment is a family bathroom equipped with a wash hand basin, toilet, and a bath with shower over finished with decorative tiling.

An allocated parking space is available in the car park at the rear of the building.

Location - Billingsmoor Lane offers a convenient location and is situated within close proximity to a large public square, a green space and a range of Poundbury's shops and boutiques. A bus route is situated nearby that offers transport links to Dorchester and the surrounding area.



## Room Dimensions

**Bedroom One 10'6" max 10'0" max (3.22 max 3.07 max)**

**Bedroom Two 14'0" max x 6'9" (4.28 max x 2.07)**

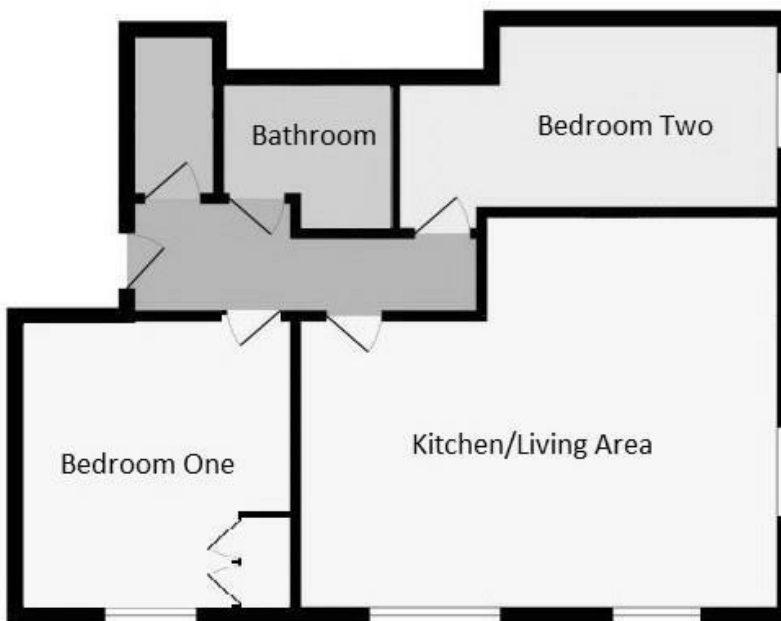
**Bathroom 6'5" max x 4'7" (1.96 max x 1.40)**

**Kitchen/Living Area 17'7" x > 10'9" x 14'5" > 9'5" (5.36 x > 3.29 x 4.41 > 2.89)**

## Lease & Maintenance Information

The vendor informs us the property is offered with a 48.5% share and has a remaining lease of 110 years, the service charge is £166pm and the rent payable for the remaining share is £294.6 also paid monthly, pets are not permitted.

We recommend these details are checked by a solicitor before incurring costs.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.