



Maiden House
Poundbury



This beautifully presented first-floor apartment is located in the popular Buttermarket location on Poundbury. The generous accommodation, presented in neutral tones throughout comprises an open-plan living space, two bedrooms with en-suite shower room to bedroom one and a bathroom. Externally, there is a generous sun terrace and a single garage. EPC rating C.

Poundbury is in the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed as a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on 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, vet, 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.



Entrance to Maiden House is gained via a communal entrance. The communal entrance hall offers both stairs and a lift to the first floor.

A private door leads to the apartment hallway providing access to all rooms and a storage cupboard.

There is an impressive open-plan living area with a dual aspect flooding the room with natural light. Two French doors provide access to a large north-facing balcony.

The open-plan space leads through to a stylish and modern kitchen area fitted with a comprehensive range of wall and base units with Quartz worksurface over. Integrated Neff appliances include oven five-ring induction hob with extractor over, dishwasher, fridge-freezer and washer dryer. There is a Caple stainless steel sink with mixer tap.



There are two good-sized bedrooms, both with fitted wardrobes. Bedroom one is located to the rear of the property and offers a side aspect window. A door leads to a modern en-suite shower room.

Bedroom two is located to the front of the property and offers a dual aspect. French doors lead to the sun terrace.

The modern bathroom is fitted with a white suite including panel enclosed bath, WC and wash hand basin with storage beneath. A large window offers plentiful natural light.

Externally there is a full-width balcony offering view across the Buttermarket. There is plentiful space for outside lounge and dining furniture and there is a leasehold single garage to the side of the building with up-and-over door, power and light.

FIRST FLOOR
948 sq.ft. (88.1 sq.m.) approx.

Room Dimensions:

Open-Plan Living Space (including kitchen)	7.37m x 5.72m (24'02" x 18'09") max
Bedroom One	5.16m x 3.91m (16'11" x 12'10") max
Bedroom Two	3.48m x 2.77m (11'05" x 9'01") max
Bathroom	2.62m x 2.36m (8'7" x 7'9") max
Shower Room	3.25m x 1.22m (10'08" x 4'00")
Sun Terrace	8.99m x 1.73m (29'06" x 5'08")

Agents Notes:

This leasehold property is offered as a 'Share of Freehold'.
Lease length is 250 years from 1st May 2016.
There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.
There is an annual service charge of £2147.00 per annum.

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 C.

TOTAL FLOOR AREA : 948 sq.ft. (88.1 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 taken 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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