



Hamslade Street  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS





This well-presented, purpose-built apartment is situated in the sought after development of Poundbury and offers light and airy accommodation including an open-plan kitchen and living area, two double bedrooms with an en-suite shower room to the main and modern bathroom. Additionally, the property benefits from an underground parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III 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 are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, 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 and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Entrance to the building is gained via a tastefully decorated communal hallway that houses a lift and stairs to all floors. From there a door takes you through to the property's hallway where access can be gained to the principal rooms. Two useful storage cupboards can also be located in the hall.

The open-plan kitchen and living area lends itself perfectly to modern living with a dual aspect allowing plentiful natural light to enter the room and ample space for dining and living furniture. The kitchen area is fitted with a range of wall and base level units with Granite worksurfaces over, Karndean knight tile flooring throughout and inset lighting. Integral appliances include a four-ring induction hob with extractor fan, double oven, fridge-freezer, dishwasher and washer/dryer.



There are two bedrooms at the property, both double in size with bedroom one further benefitting from a fitted wardrobe with sliding doors and en-suite. The suite is predominantly tiled with facilities including a walk-in shower cubicle, WC and wash hand basin.

The modern bathroom comprises of a suite including a panel enclosed bath with shower and shower screen, WC and wash hand basin with vanity storage below. The room is finished with tiled flooring throughout.

The property also benefits from an allocated, underground parking space.



**GROUND FLOOR**  
824 sq.ft. (76.5 sq.m.) approx.

**Agents Notes:**

There is a six monthly service charge of approximately £876.95 as of 2024.

Lease Length - 999 years commencing on 1 January 2019.

There is an annual Manco charge of approximately £210.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

**Room Dimensions:**

Open-Plan Kitchen/Living Area  
Bedroom One  
En-Suite  
Bedroom Two  
Bathroom

**Services:**

Mains electricity, water and drainage are connected.  
Gas fired underfloor heating.

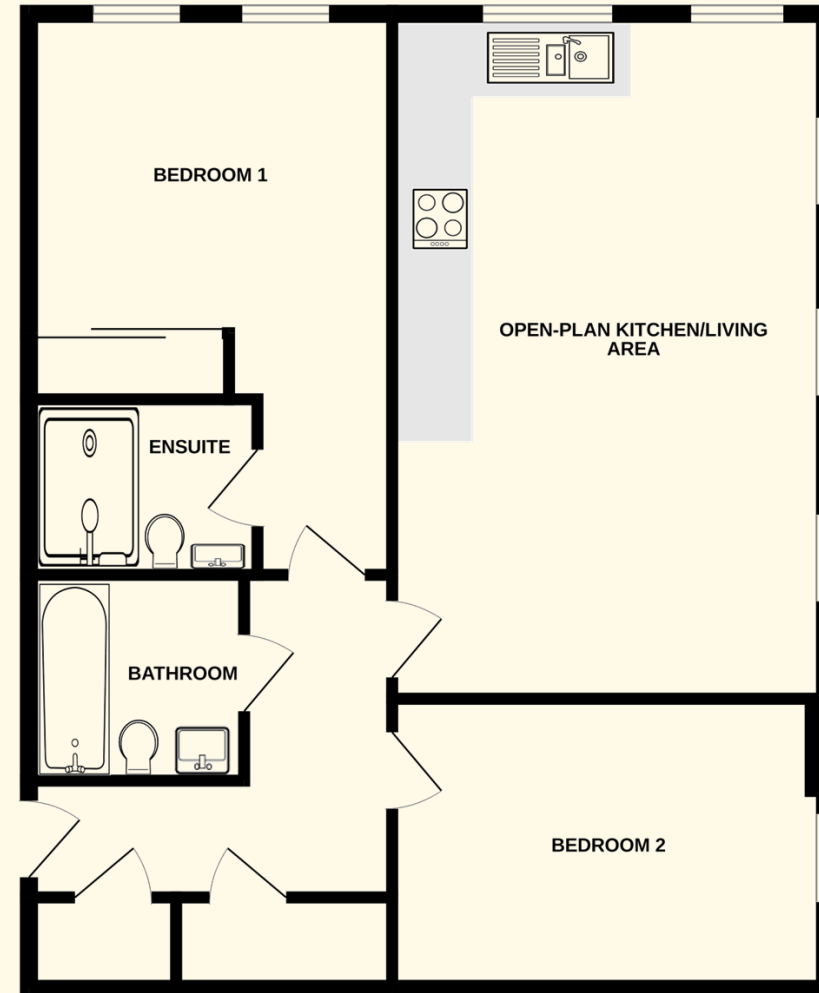
**Local Authorities:**

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

6.81m x 4.29m (22'04" x 14'01")  
5.56m x 3.61m (18'03" x 11'10") max  
2.26m x 1.70m (7'05" x 5'07")  
4.32m x 2.90m (14'02" x 9'06")  
2.13m x 1.88m (7'00" x 6'02")



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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**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.