



Widcombe Street
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This light and spacious three-bedroom, three-bathroom first floor duplex apartment, situated within the popular area of Poundbury, is offered with no forward chain. This desirable property boasts a wealth of accommodation spread over 1,700 square foot that is presented to an extremely high standard throughout. In addition to its favourable size and location the property enjoys a southerly facing balcony with stunning downland views and single garage. EPC rating C.

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 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, 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.



The apartment is accessible via a communal entrance hall housing a lift and stairs to the first floor.

The duplex is set in neutral tones and boasts high ceilings throughout. The hallway of the property has a video entrance system, a set of stairs leading to the second floor with under stair storage. Also situated off the first-floor hallway is a WC and utility room with space for appliances.

The light and spacious reception room enjoys plentiful natural light gained via two sets of French doors providing access to the south facing balcony with stunning countryside views and space for alfresco dining.

Stairs rise to the second floor where they meet a generous sized landing, providing access to all bedrooms. Bedrooms one and two benefit from luxurious en-suite facilities. Also situated on the second floor is the family bathroom with a suite comprising a panel enclosed bath, WC and wash basin.

Externally there is a single garage with light, power and an electric up and over door.

Agents Notes:

There is an annual Manco charge, with charges varying between £210 and £300 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

There are 250 years on the lease from and including 16 May 2014.

There is an annual service charge of £3,340.

Share of freehold. The property owns 1/5th of the freehold. No ground rent.

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 F.

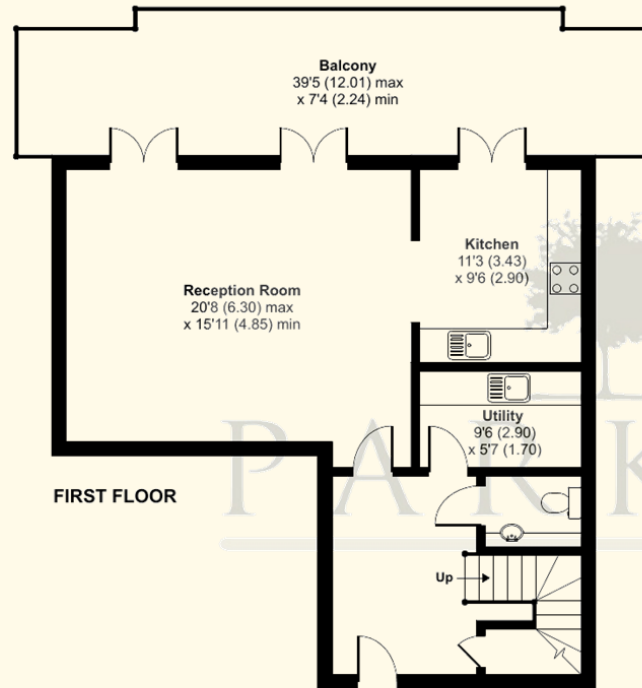
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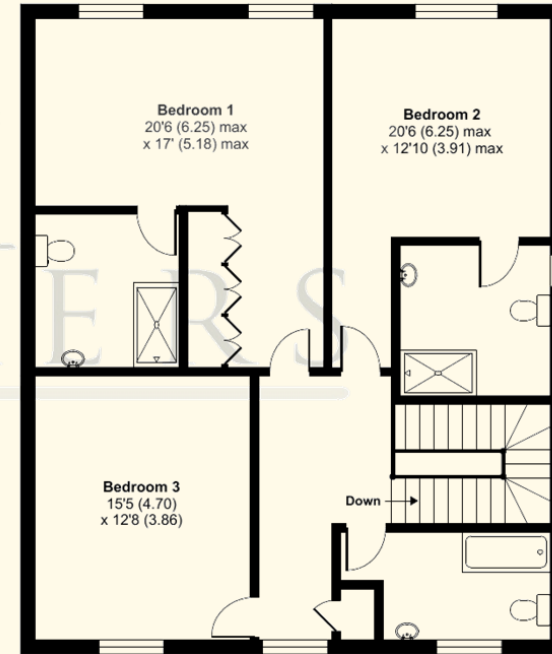
Widcombe Street, Poundbury, Dorchester, DT1

Approximate Area = 1792 sq ft / 166.4 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2021. Produced for Parkers Estate Agents. REF: 905757