



Newton House
Poundbury



This first floor apartment, located in the popular development of Poundbury, offers a sought-after position within the Buttermarket Square. Accommodation includes a spacious and open-plan living area with kitchen, two double bedrooms with en-suite facilities to the main bedroom and a modern bathroom. Both a lift and a set of stairs are offered to access the first floor. The property also enjoys an attractive balcony with space for outdoor furniture. 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 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.



The property's hallway allows access to all rooms with solid wooden doors throughout. An intercom system is located in the hall.

The light and airy open-plan kitchen/living area is generous in size and lends itself perfectly to modern living. A dual aspect allows plentiful natural light to enter the room and wood-effect flooring continues throughout. The kitchen area is fitted with a range of white wall and base level units with worksurfaces over. Integral appliances include a double Neff oven, washing machine, dishwasher, fridge-freezer, and four-ring Gorenje induction hob. There is ample space for living and dining furniture and a single door provides direct access onto the balcony.



There are two bedrooms at the property, both double in size and both benefitting from fitted wardrobes with sliding mirrored doors. Bedroom one further benefits from a predominately tiled en-suite shower room with WC and wash hand basin with vanity storage below.

The modern bathroom is tastefully fitted with a neutral and white suite with panel enclosed bath, shower attachment and shower screen, WC and wash hand basin with vanity storage. The room is finished with fully tiled walls.

In addition, the property has a good-size balcony with wooden decking, creating an ideal space to place outdoor furniture.

Agents Notes:

Lease Length - 125 years from 1 June 2015.

There is an annual ground rent charge of £125.00

There is an annual service charge of £2449.59.

There is an annual Manco charge of £216.00 (as per January 2024 invoice).

For further information on Poundbury including covenants and stipulations, please visit

www.poundburymanco.co.uk

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

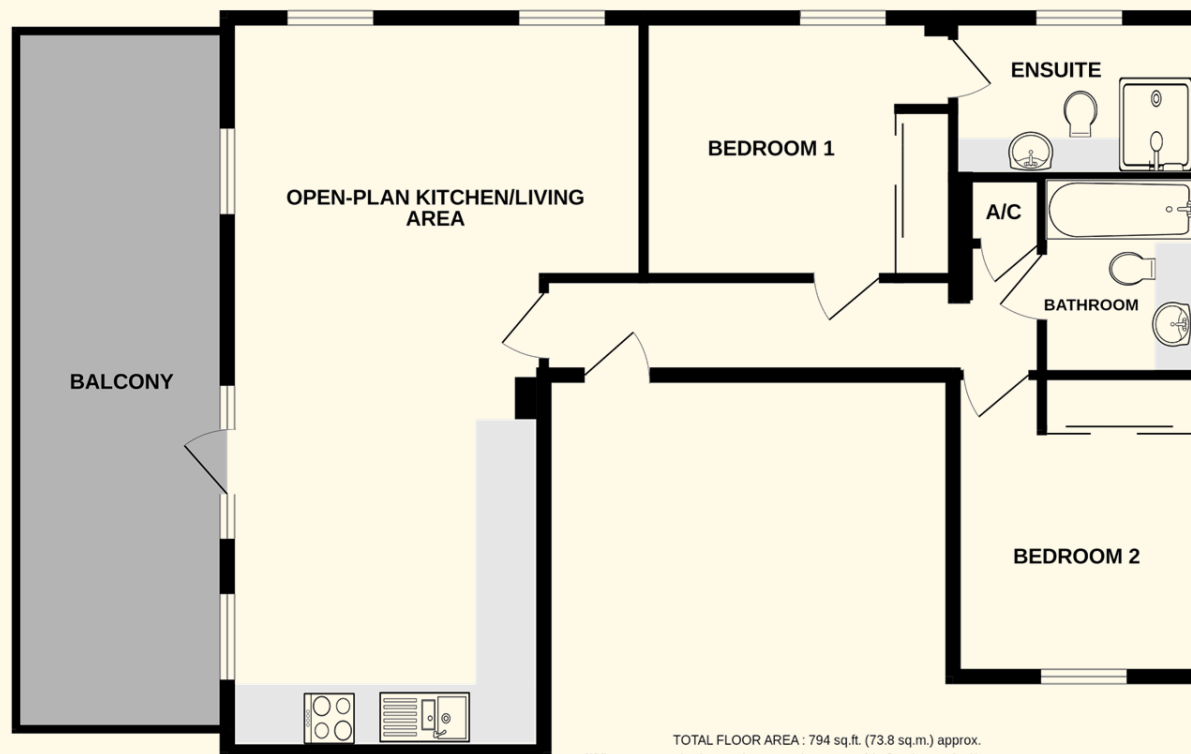
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

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.

FIRST FLOOR 794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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Room Dimensions:

Open-Plan Kitchen/Living Area

8.61m x 4.88m (28'03" x 16'00") max

Bedroom One

3.63m x 3.05m (11'11" x 10'00") max

En-Suite

2.90m x 1.88m (9'06" x 6'02") max

Bedroom Two

3.53m x 2.92m (11'07" x 9'07") max

Bathroom

2.29m x 1.88m (7'06" x 6'02") max