



Hamslade Square
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale with no forward chain is this fabulous second floor, two-bedroom apartment located in the heart of Poundbury near the Queen Mother Square. Well-presented with neutral decor throughout and offering further accommodation including a large open plan kitchen/living area, bathroom and en-suite facilities to bedroom one. In addition, the property has an allocated under-cover parking space and there is further open parking. 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 a Monart luxury spa, 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. The county town of Dorchester is steeped in history and offers some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a number of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants and public houses. Brewery Square is a vibrant area offering a central open space hosting several events throughout the year. The nearby train station provides links to London Waterloo, Bristol Temple Meads and Weymouth. There are regular bus routes to adjoining towns.



An impressive and unique building with communal entrance offering stairs and lift access to the second-floor.

A private front door opens onto the apartment hallway providing access to all rooms and housing a useful storage cupboard. The airing cupboard and water booster cupboard are also located in this area. Two windows offer natural light.

The kitchen area is fitted with a stylish and modern kitchen offering a comprehensive range of wall and base units with worksurface over. Integrated appliances include a double oven, four-ring gas hob with extractor over, dishwasher and fridge/freezer. There is a one and a half bowl stainless steel sink and drainer and splash back tiling to finish.



The open-plan living area is generous in size offering ample space for both sitting room and dining room furniture. A dual aspect offers plentiful natural light to the room and French doors open to a Juliet balcony.

There are two bedrooms, both double in size. Bedroom one has the additional benefit of modern en-suite shower facilities, wash hand basin and WC.

The bathroom is a good-size and is finished with part-tiled walls. There is a white suite comprising p-shaped bath with shower over, wash hand basin, WC and heated towel rail.

Room Dimensions:

Living Area / Kitchen	23'02" x 17'00"	7.06m x 5.18m (max)
Bedroom One	19'05" x 12'09"	5.92m x 3.89m (max)
Ensuite	4'03" x 6'09"	1.30m x 2.06m (max)
Bedroom Two	12'07" x 10'00"	3.84m x 3.05m
Bathroom	7'10" x 6'00"	2.39m x 1.83m

Agents Note:

Lease length 999 years from and including 24th November 2020

The 2023 Service charge was £1,838.50. The charge for 2024 is £3,113.16 to include redecoration of the exterior of the building.

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

There is a 10-year NHBC guarantee with 5 years remaining.

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

Services:

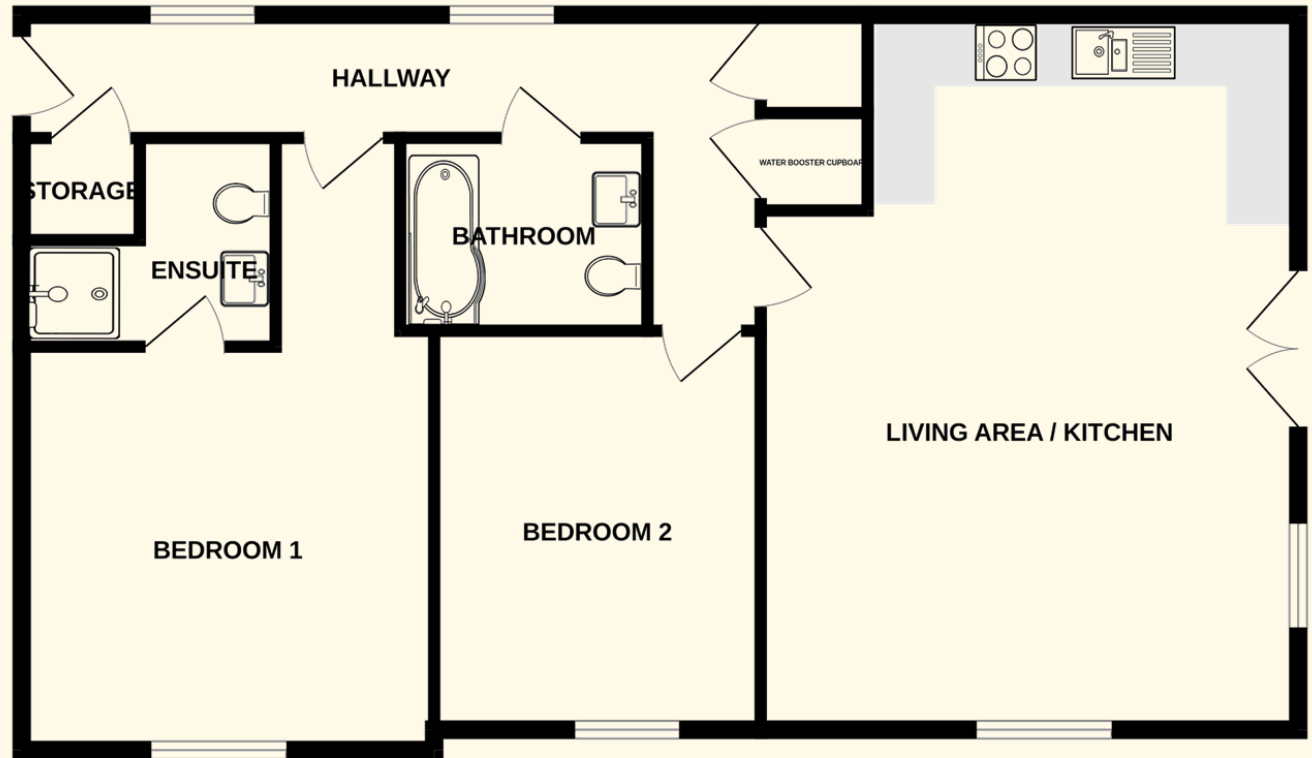
Local Authorities:

Dorset Council,
County Hall,
Colliton Park,
Dorchester,
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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