



## Poundbury Road, Dorchester

OFFERED WITH NO ONWARD CHAIN this one bedroom, first-floor apartment, makes an ideal investment or first time buy and is situated within the popular area of Dorchester. The property has an open-plan kitchen and living area, modern shower room and also benefits from the use of an allocated parking space and communal garden. EPC rating C.

Asking price £150,000



### Situation

The county town of Dorchester is steeped in history enjoying a central position along the Jurassic Coastline and also some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers a plethora of shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is a focal point of the town and a short walk via the beautiful Borough Gardens. This vibrant area offers a number of shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Entrance

#### Open-Plan Kitchen/Sitting Room

The open plan kitchen and living area is a light and airy room with attractive laminate flooring throughout and a dual aspect. The kitchen area is fitted with a range of modern wall and base level units with worksurfaces over and integral appliances including a fridge-freezer, dishwasher, washing machine, oven with four-ring hob and extractor hood above. A set of French doors lead to the Juliet balcony.

#### Bedroom

The bedroom at the property is double in size, with a window to the rear of the room and a cupboard providing a storage option.

#### Shower Room

The shower room is tastefully fitted with a suite comprising a double shower cubicle, WC and wash hand basin. The room is finished with tiled walls and flooring throughout.

#### Agents Notes

125 years commencing on 1 July 2014 and expiring on 30 June 2139

There is a six monthly service charge of £490.17.

There is an annual ground rent of £150.00.

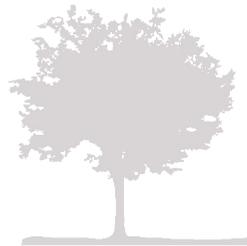
There has been planning approval for 6 one and two bed apartments next to Hillfort House - P/FUL/2021/04624

#### Services

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

#### Flood Risk

Zone 1



### Local Authorities

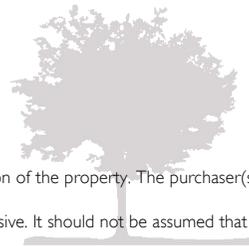
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is A.

### Viewings

Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860

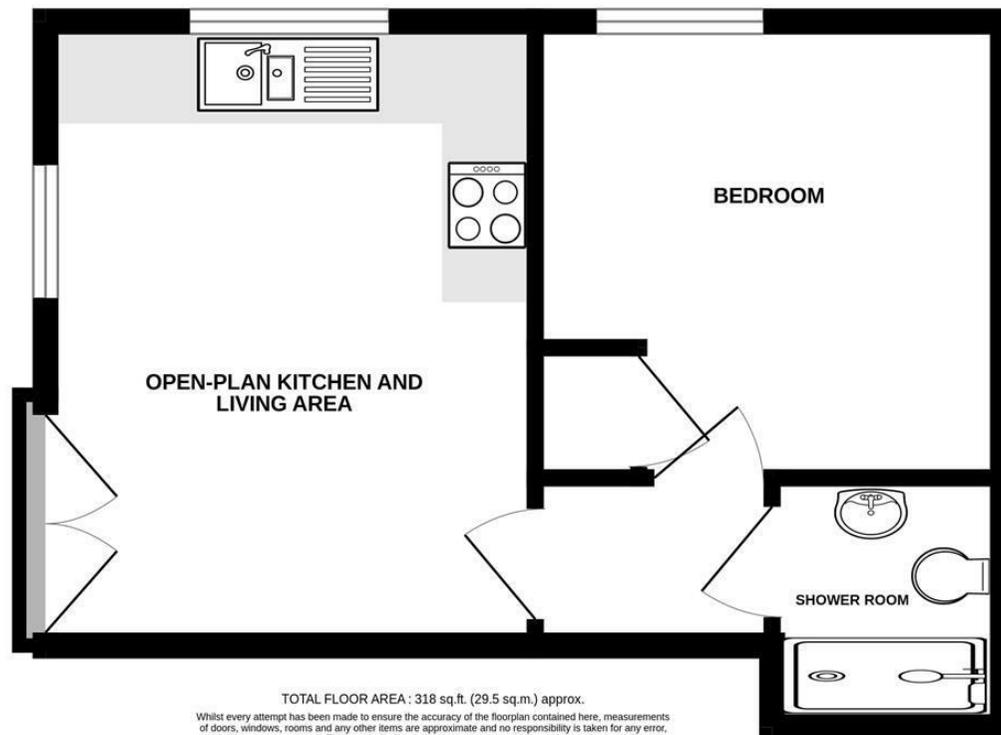


Important notice. Parkers notify that:

- 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**  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 318 sq.ft. (29.5 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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