



## Chaseborough Square, Dorchester

This first floor apartment is favourably situated in the first phase of the sought after development of Poundbury and overlooks Chaseborough Square with it's mature trees and fountain. The home offers accommodation comprising a dual aspect sitting room, kitchen, double bedroom and bathroom. The property also benefits from it's own enclosed car port situated below the apartment. EPC rating C.

Asking price £190,000



## Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 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 and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.

## Accommodation

### Entrance

Entrance to the property is via a wooden door, taking you through to the hallway. From there, access is offered to all rooms and there is a cupboard in the hall housing electric meters.

### Sitting Room 3.58m x 3.53m max (11'09" x 11'07" max)

The sitting room is a light and airy room, featuring a dual aspect and carpeted flooring throughout. To the front of the room, there is bespoke fitted shelving and storage cupboards.

### Kitchen 3.51m x 2.16m (11'06" x 7'01")

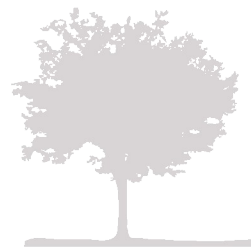
The kitchen is fitted with a range of wall and base level units with laminate worksurfaces and flooring throughout. There is an integral oven and four-ring gas hob and space allocated for further appliances.

### Bedroom 3.40m x 2.44m (11'02" x 8'00")

The bedroom at the property is double in size with two sash windows allowing plentiful natural light to enter the room. Bespoke fitted wardrobes and storage is also offered.

### Bathroom 2.06m x 1.85m (6'09" x 6'01")

Furnished with a white suite, the bathroom consists of an enclosed bath, WC and wash hand basin. The room is finished with vinyl flooring throughout and part-tiled walls.





### Agents Notes

Service charge - £2,656.00 per annum.

Ground rent - £125.00 per annum.

Lease length - 250 years (less 10 days) from 16 September 2003

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](http://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

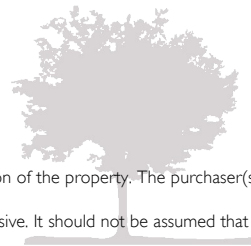
We are advised that the council tax band is A.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



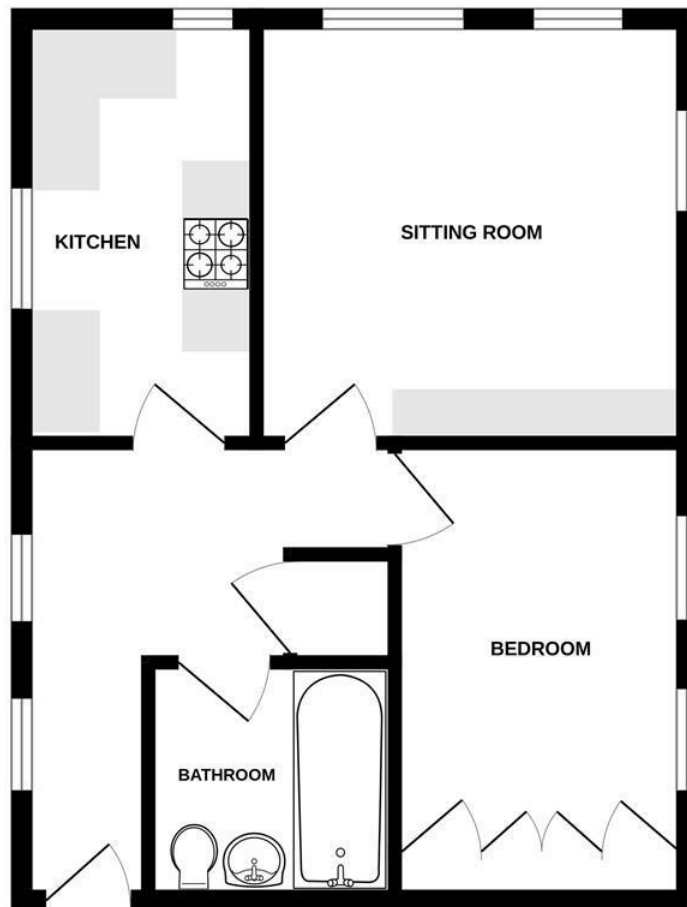
Important notice. Parkers notify that:

- 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  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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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