



Abbey Court
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS



This modern, two-bedroom apartment, located on the second floor, is situated in the sought after development of Poundbury and offers favourable accommodation including a light and airy open-plan kitchen and living area, two double bedrooms and bathroom. The home additionally benefits from the exclusive right to use an allocated parking space. 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 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.



Upon entry, you are taken through to the property's spacious hallway, with two useful storage cupboards offered.

The open-plan kitchen/living area features a dual aspect and good-size dimensions. The modern kitchen area is fitted with a comprehensive range of white wall and base level units with marble effect worksurface over. Integral appliances include a dishwasher, washer/dryer, fridge/freezer, four ring hob with extractor hood over and double oven. The room is finished with wood-effect flooring throughout.



There are two bedrooms at the property, both are double in size and benefit from a window allowing plentiful natural light to enter the rooms.



The bathroom is generous in size and furnished with a panel enclosed bath, shower cubicle, pedestal wash hand basin, and WC. A cupboard houses the central heating boiler. The suite is complete with wood-effect flooring and part-tiled walls.

Agents Notes:

There is an annual Manco charge of £210.00 as of 2024.

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

Service charge - £1061.00 six monthly per 2024 invoice.

Lease length - 999 years from and including 9 October 2020.

Flood Risk:

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Services:

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

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

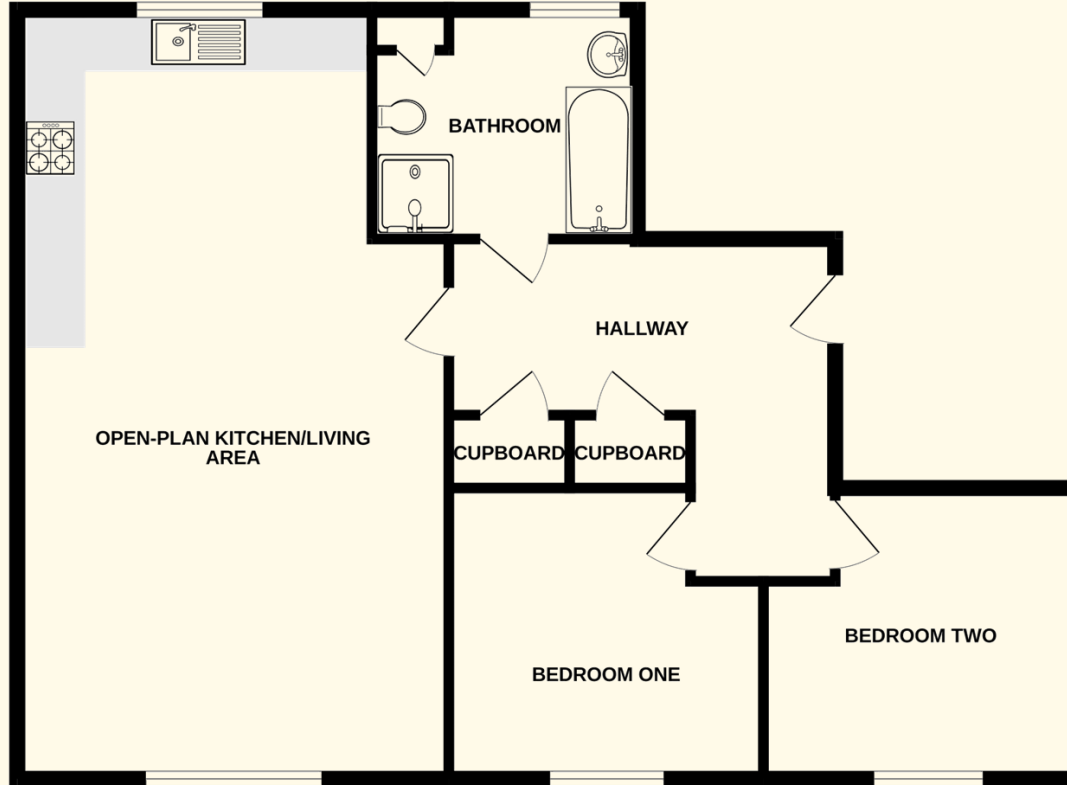
Tel: 01305 211970

Council tax band C.

Room Dimensions:

Open-Plan Kitchen/Living Area	8.59m x 4.83m (28'02" x 15'10") max
Bedroom One	3.51m x 3.25m (11'06" x 10'08") max
Bedroom Two	3.51m x 3.25m (11'06" x 10'08") max

SECOND FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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