



Abbey Court  
Poundbury

 **PARKERS**  
PROPERTY CONSULTANTS & VALUERS



This well appointed two-bedroom, first floor apartment is located in a favourable position in Poundbury, just a short walk from the Queen Mother Square. Accommodation comprises an open-plan kitchen through to reception room, two double bedrooms and bathroom. The home further offers 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.



A wooden door takes you through to a spacious hallway with two useful cupboards offered. Access is also granted to all rooms via the hall.

A dual aspect, open-plan space, incorporating the kitchen and reception area features wood-effect flooring throughout and ample room for both dining and living furniture. The modern kitchen area is fitted with a comprehensive range of white wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a dishwasher, washer/dryer, fridge/freezer, four-ring gas hob with extractor over and an eye level double oven and grill.

Both bedrooms at the property are double in size and benefit from plentiful natural light via a front aspect window.

The bathroom is fitted with a white suite comprising a panel enclosed bath, shower cubicle, wash hand basin and WC. The room is finished with tiled flooring and part-tiled walls. A storage cupboard houses the central heating boiler.

**Agents Notes:**

Lease length - 999 years from and including 24 July 2020.

Service charge - £1061.00 six monthly per 2024 invoice.

There is an annual Manco fee of £210.00. This fee is discounted to £190.00 if paid early.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

**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

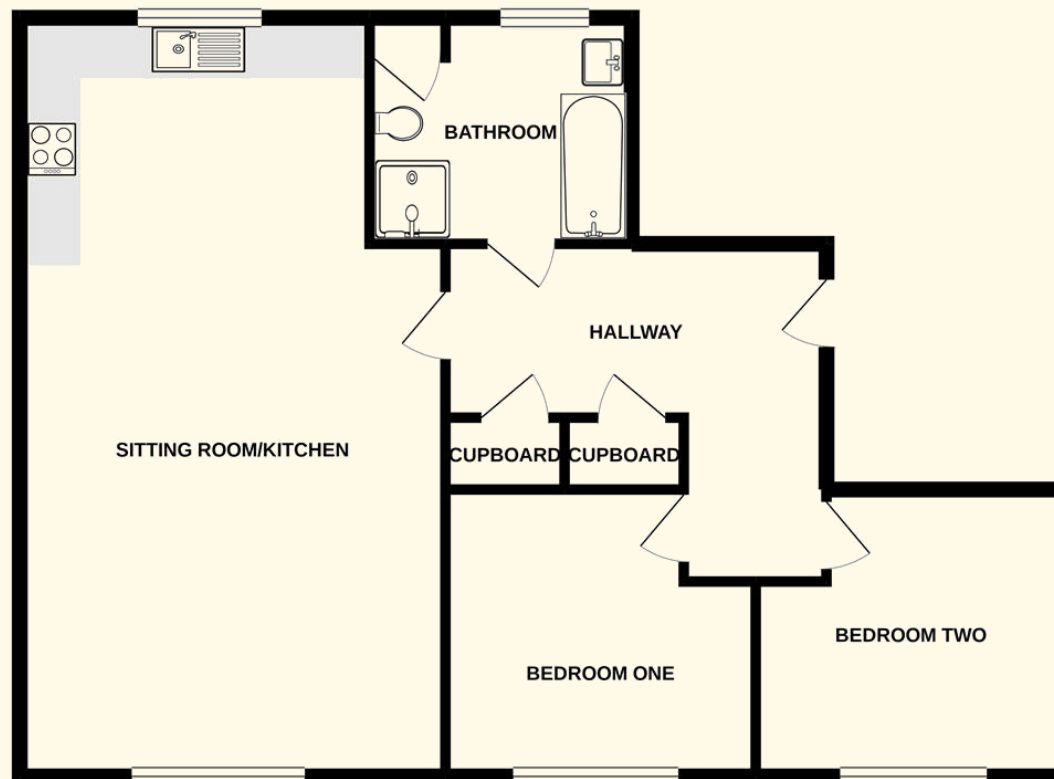
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band C.

**Room Dimensions:**

Open-Plan Living	8.59m x 4.85m (28'02 x 15'11") max
Bedroom One	3.63m x 3.25m (11'11 x 10'08")
Bedroom Two	3.25m x 3.53m (10'08 x 11'07")
Bathroom	3.20m x 2.79m (10'06 x 9'02")



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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