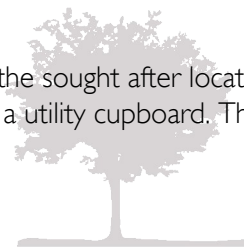




Pendruffle Lane, Dorchester

Price guide £275,000

Offered for sale with no onward chain is this leasehold apartment situated in the sought after location of Poundbury. Accommodation comprises of a spacious open plan kitchen and living/dining area, two double bedrooms and shower room. There is also a utility cupboard. The property has one allocated parking space and additional visitors parking. EPC rating C.



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

Access the property via a staircase at the front of the property to enter a communal hallway where the property is located at the end of the hallway. Enter the apartment into a hallway that provides access to all rooms. There is also a good size storage/airing cupboard.

Open Plan Living/Dining Room and Kitchen

The spacious room benefits from triple aspect views to the rear and side of the property allowing for ample light to filter through. The kitchen area benefits from integrated Bosch oven and grill, induction hob with extractor fan, large integrated fridge-freezer and stainless steel sink with mixer tap and drainer with tiled splashback, and a large integrated fridge-freezer. The kitchen area is finished with a lino flooring and the lounge area carpeted.

Shower Room

The shower room includes a newly fitted walk-in shower, WC and hand basin with additional benefits of built in shelves and vanity mirror. The room is finished with a tiled flooring and an additional cupboard which houses the electric boiler.

Bedroom One

The double bedroom benefits from ample storage with a built-in wardrobe. There are two wooden windows offering plentiful natural light into the room, which is finished with carpeted flooring.

Bedroom Two

Bedroom Two is another double bedroom with large wooden windows and finished with carpeted flooring.

Parking

There is one allocated parking space but plenty additional visitors parking available in the carpark.



Agent Notes

Length of the lease - 250 years in 2015.

The annual service charge is £2,208.38 per annum.

Additional fees on sale or letting - £300.00.

Sinking fund £5,900

Flood Risk

Surface Water - Low Risk

Rivers and the Sea - Very Low Risk

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

Services

Mains electricity, water and drainage are connected. Electric storage heaters.

Local Authorities

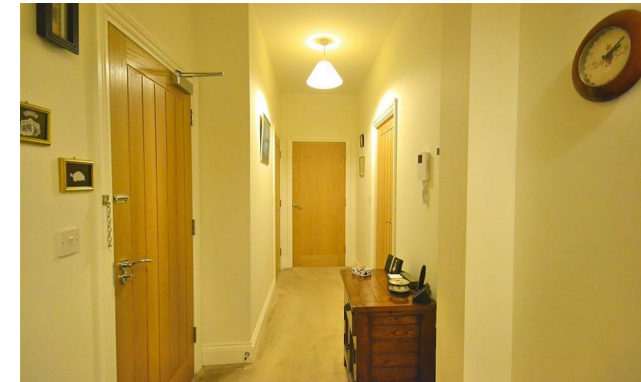
Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

The council tax band is C.

Viewings

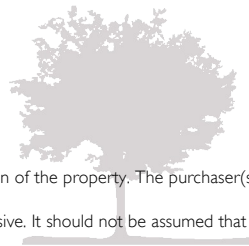
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



Important notice. Parkers notify that:

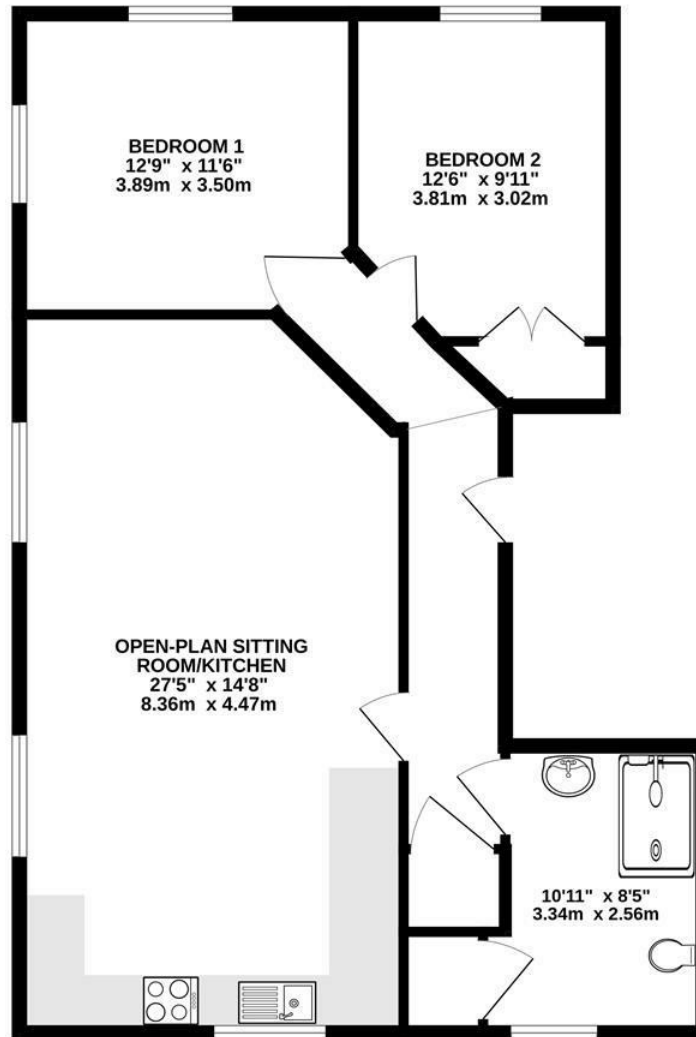
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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