



Hamslade Street
Poundbury



PARKERS
PROPERTY CONSULTANTS & VALUERS



Offered for sale with no forward chain and in an area of outstanding natural beauty is this stunning ground floor, one bedroom apartment situated within Monaveen House, located in the heart of Poundbury and near the Queen Mother Square. Beautifully presented throughout in neutral tones with accommodation comprising a large open plan kitchen/diner/sitting room, Jack and Jill bathroom and useful storage space. In addition, the property also has an underground 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. 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.



Entrance to the property is gained via a spacious and tastefully decorated communal hallway that offers a lift and stairs to all floors.

The hallway sets the tone for the rest of the property, with generous room sizes, high ceilings and plentiful natural light creating an open and spacious feel.

The apartment boasts stunning open plan living accommodation, the living area offering a contemporary feel whilst enjoying a true sense of style and elegance together with a fabulous dining area that provides the ideal space for family dining or entertaining. The kitchen area lends itself perfectly to modern living, fitted with a wealth of integral appliances and a comprehensive range of wall and base level units that provide ample storage options.

The bedroom enjoys generous dimensions and boasts an abundance of storage options together with Jack and Jill en-suite facilities that offer a true sense of luxury, fitted to an extremely high specification with contemporary white sanitary ware comprising a low-level WC, a wash hand basin and a panel enclosed bath with shower attachment over.

Agents Notes:

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

There is an annual service charge of £1,781.72 per annum which we are advised includes the ground rent.

Lease length - 250 years commencing on 1 January 2019.

Please be advised that additional fees may be incurred for items such as leasehold packs.

Services:

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

Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester, Dorset,
DT1 1UZ
Tel: 01305 211970

We are advised that the council tax band is D

Flood Risk:

Surface water - Very low.

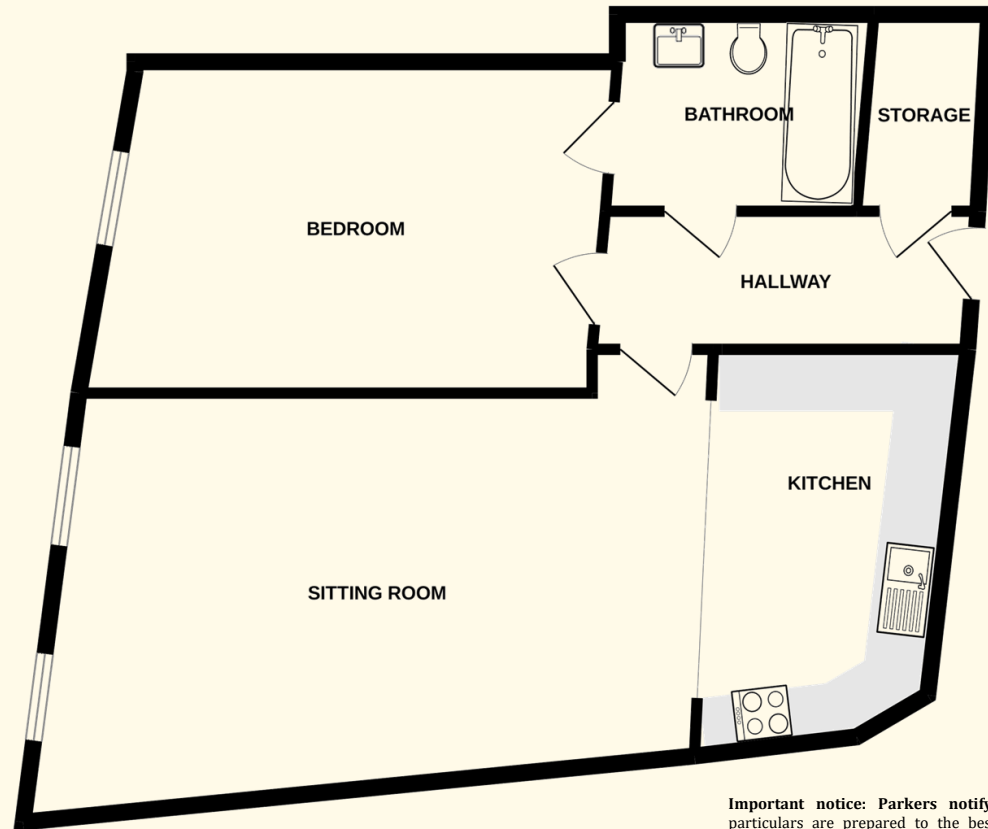
Rivers and the sea - Very low.

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

Room Dimensions:

Sitting Room	7.31m x 5.01m max (24'0" x 16'05" max)
Kitchen	4.21m x 2.79m (13'10" x 9'02")
Bedroom	5.45m x 3.51m (17'10" x 11'06")
Bathroom	2.80m x 2.02m (9'2" x 6'7")

GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



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.

TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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