



Dunnabridge Square  
Poundbury





This well-presented, ground floor apartment enjoys its own private entrance directly into the flat and the unique feature of being accompanied by a courtyard garden. The home is situated in an area of outstanding natural beauty, within the sought-after development of Poundbury and offers accommodation including a sitting and dining room, kitchen, two bedrooms and modern bathroom. Furthermore, the home benefits from a carport with power and store located in the communal hallway. EPC rating C.

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.





A wooden entrance door leads directly to the property's living space, with generous dimensions and room also for dining furniture. The room receives plentiful natural light via a dual aspect with plantation shutters.

The kitchen is fitted with a range of neutral wall and base level units with tiled splashback and wood-effect flooring throughout. Integral appliances include a fridge-freezer, dishwasher, single oven and five-ring gas hob. Space is allocated for an additional appliance.

An inner hallway leads to the bedrooms and bathroom. A large storage cupboard which houses the property's central heating boiler is also located in the hallway.

Both bedrooms at the property benefit from a front or rear aspect window allowing natural light to enter the rooms, whilst bedroom one further benefits from a fitted wardrobe with mirrored sliding doors.

The bathroom is furnished with a modern three-piece suite comprising a free-standing bath, WC and wash hand basin.

### Flood Risk:

Surface Water - Very 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.  
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 C.

### 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](http://www.poundburymanco.co.uk)

Lease length - 250 years less 3 days from 1 January 2006.

Service charge - six monthly charge of £413.00 if received within a certain timescale as per January 2024 invoice.

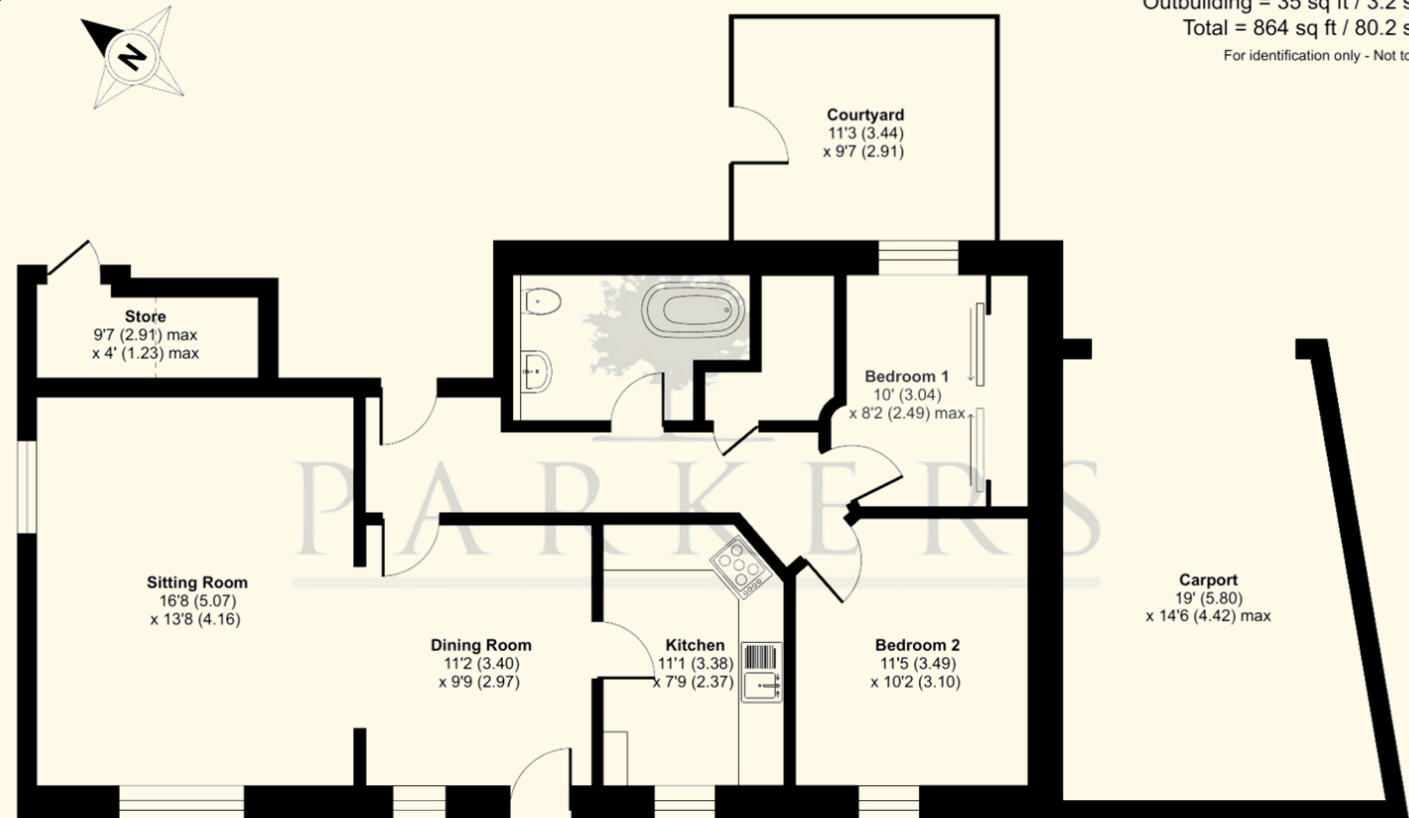
## Dunnabridge Square, Poundbury, Dorchester, DT1

Approximate Area = 829 sq ft / 77 sq m (excludes carport)

Outbuilding = 35 sq ft / 3.2 sq m

Total = 864 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Parkers Estate Agents. REF: 1216449

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