



GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

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24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
 01305 340860 enquiries@parkersproperty.com

01305 340860

Independent Property Consultants and Valuers



St. John Way, Poundbury

Price guide £215,000

This modern, share of freehold, first floor apartment is situated in the sought after area of Poundbury, overlooking The Great Field. Accommodation includes a generous open-plan kitchen/living area, one double bedroom and shower room. The property also enjoys a lawned communal garden and leasehold garage. EPC rating B.



Situation

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 are 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 and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Accommodation

First Floor

Entrance

Entrance to the property is via a door which takes you through to the property's hallway. From there access is gained to all rooms and a useful storage cupboard. There is also an intercom system located in the hall.

Open-Plan Kitchen/Living Area 18'05" x 17'03" max

The modern open-plan kitchen/living area is spacious in size with the kitchen area being fitted with a range of neutral wall and base level units with worksurfaces over. Integral appliances include a washer/dryer, dishwasher, fridge-freezer, single oven and four-ring gas hob with extractor hood over. There is space provided for a dining table and chairs.

Bedroom 10'08" x 10'08"

There is one bedroom at the property, double in size with a rear aspect window allowing natural light to enter the room.

Shower Room 7'04" x 5'09"

The tastefully fitted bathroom is furnished with a suite comprising a shower cubicle, low-level WC, wash hand basin and heated towel rail. The room is finished with tiled flooring throughout.

Outside

Externally, the property offers a single leasehold garage and communal lawned garden.



Agents Notes

There is a monthly service charge of approximately £130.00.

Lease length - 250 years commencing on 1 January 2018.

Garage lease length - 999 years from and including 1 January 2018. Please note there is a six monthly charge of approximately £50.00.

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<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 is B.

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.