



Challacombe Square
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This well-presented apartment, located on the second floor of a purpose-built building, is situated in the heart of Poundbury and within an Area of Outstanding Natural Beauty. The property enjoys easy access to local amenities and would make an ideal first-time buy or investment purchase. Accommodation includes a sitting room, kitchen/diner, two bedrooms and bathroom. Additionally, the home offers a parking space. 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.



Upon entry, you are taken through to the property's hallway with access offered to all accommodation including a useful cupboard.

The sitting room is a good-sized space, featuring neutral décor and carpeted flooring, creating a warm and inviting atmosphere. A double-glazed window to the side allows for natural light.

The kitchen/diner is fitted with a range of wall and base level units, complemented by work surfaces over and a tiled splash back. Integral appliances include a double oven, four-ring hob with extractor hood, washing machine, and fridge-freezer.



Both bedrooms are good-size rooms, and both receive plentiful natural light via side aspect windows.

The bathroom is furnished with a three-piece suite including a panel enclosed bath with part-shower screen and shower attachment, WC and wash hand basin with storage beneath.

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 B.

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#>

Broadband:

At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

The seller has advised that, in their experience, they have not encountered any issues with mobile reception.

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.

Agents Notes:

Annual Service Charge - £2,748.00

Annual Ground Rent - £125.00

Lease Length - 250 years less 10 days from 4th October 2005.

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

GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.

