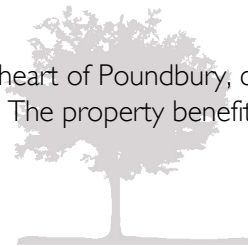




Peverell Avenue East, Poundbury

Offered with no forward chain, this first floor apartment is well placed in the heart of Poundbury, close to amenities and green open space. The accommodation is well presented throughout and comprises a sitting room, kitchen and two double bedrooms. The property benefits from gated access to a covered car port. EPC rating B.

Guide price £242,250



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. 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.

Dorchester offers both shopping and social facilities including cinemas, museums, History centre, leisure centre, weekly market, and many excellent restaurants and public houses. Brewery Square is set within the heart of Dorchester town centre and is a vibrant area offering a number of shopping and eating facilities with a central open space hosting several events throughout the year. The Dorset County Hospital is also situated in the town and there are major train links to London Waterloo and Bristol Temple Meads. Regular bus routes operate to adjoining towns.

Key Features

Entrance to the property is via a communal door where stairs and a lift give access to all floors. Apartment 63 is situated on the first floor and a wooden door opens onto the hallway with doors giving access to all rooms. The hallway is furnished with the telephone entry system and a good size storage cupboard with shelving.

The sitting room offers generous dimensions and natural light is received via two front-aspect windows.

The kitchen is fitted with a comprehensive range of wall and base units with worksurface over and 1½ bowls sink and drainer. There are integrated appliances including a five-ring gas hob with extractor over, double oven and fridge/freezer. There is space for a dishwasher and washing machine. A rear aspect window offers natural light.

There are two bedrooms at the property and there is built-in storage to bedroom one.

The bathroom is fitted with a suite comprising a low-level WC, wash hand basin and a panel enclosed p-shaped bath with shower over.

To the rear of the property there is a courtyard area, accessed via electric gates, where a covered car port provides off road parking for one vehicle. There is a communal bin store.

Reception Room 4.70m x 4.47m (15'05" x 14'08")

Kitchen 4.09m x 2.49m (13'05" x 8'02")

Bathroom 2.82m x 1.96m (9'03" x 6'05")

Bedroom One 3.35m x 3.23m (11'00" x 10'07")

Bedroom Two 3.20m x 3.10m (10'06" x 10'02")



Agents Notes

There is an annual Manco charge is £190 per annum

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

There is a 250 year lease from 1 January 2006

There is a service charge of £540.37 paid quarterly.

Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

Broadband and Mobile Service

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

There is a good chance of getting a connection good enough to support mobile services. You may be able to get limited indoor coverage.

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

Local Authorities

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

Council tax band C.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

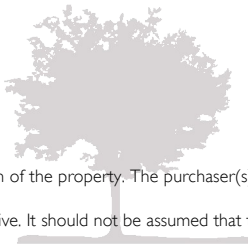
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

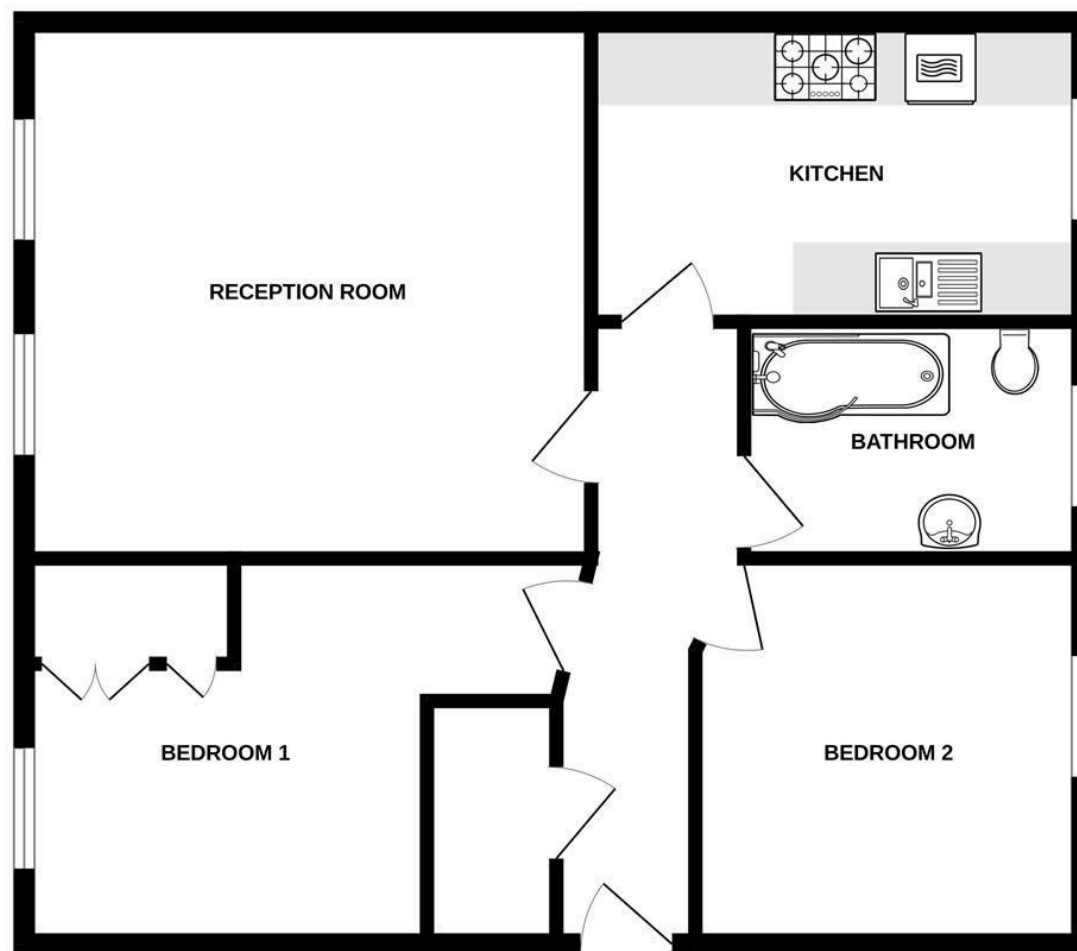
Important notice. Parkers notify that:

- 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.



FIRST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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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