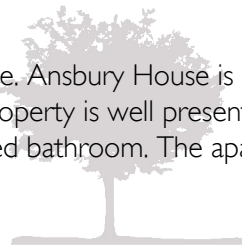




Pendruffle Lane, Poundbury

A one bedroom ground floor apartment favourably situated in Pendruffle Lane. Ansbury House is a prominent building enjoying an enviable position within the sought after development of Poundbury. Offering over 600sq ft of accommodation, the property is well presented throughout and boasts generous dual aspect living accommodation with a well appointed kitchen area, a light and spacious bedroom and a tastefully fitted bathroom. The apartment benefits from an exclusive right to use an allocated parking space. EPC rating TBC.

Asking price £189,950



Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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 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, nearby 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 and the Dorset County Hospital is also nearby.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Ansbury House Entrance

Entrance to the property is gained via a communal door to communal hallway. A private door to number one is located on the ground floor. There is a lift to all other floors.

Accommodation

Entrance

The apartment door opens onto a hallway that houses a useful storage cupboard and provides access to all rooms. Laminate wood flooring continues throughout the hall and into the living area.

Open Plan Living Accommodation

The apartment enjoys generous, dual aspect open plan living accommodation comprising a light and airy sitting area that receives plentiful natural light gained via two large double glazed windows. There are two wall mounted radiators and both telephone and television points.

The kitchen area has a comprehensive range of modern wall and base level units that provide ample storage options with granite work surface over and tiled flooring. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer, a further generous two door storage cupboard and a selection of integral appliances including an electric oven, hob and extractor hood, a fridge, a freezer and a washer dryer. The room is finished with tiled flooring, four way chrome spotlights and additional under pelmet lighting. A further window provides natural light to the room and there is space for a small table and chairs.

Bedroom

The bedroom enjoys generous dimensions and an abundance of natural light gained via two large double glazed windows. The room is well appointed, offering a walk-in fitted storage cupboard and a wall mounted radiator.

Bathroom

The bathroom is tastefully fitted with high quality white sanitary ware comprising a low level wc, a wash hand basin with vanity unit below and a panel enclosed bath with thermostatic shower attachment over. The flooring is tiled, the walls are part tiled and there is a heated towel rail.

Outside

On the 2nd floor there is a shared balcony which enjoys a westerly aspect and accessible for all residents.



Parking

The apartment benefits from an exclusive right to use an allocated parking space.

Agents Notes

Lease Length - 250 years from 1 January 2015.

There is a six monthly service charge of £1816.59

There is an annual ground rent of £50.00.

The building is being painted 2025/26

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

Mobile and Broadband

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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#>

Services

Mains electricity, water and drainage are connected. Ground Source Heat Pump central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

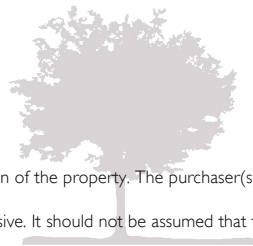
We are advised that the council tax band is B.



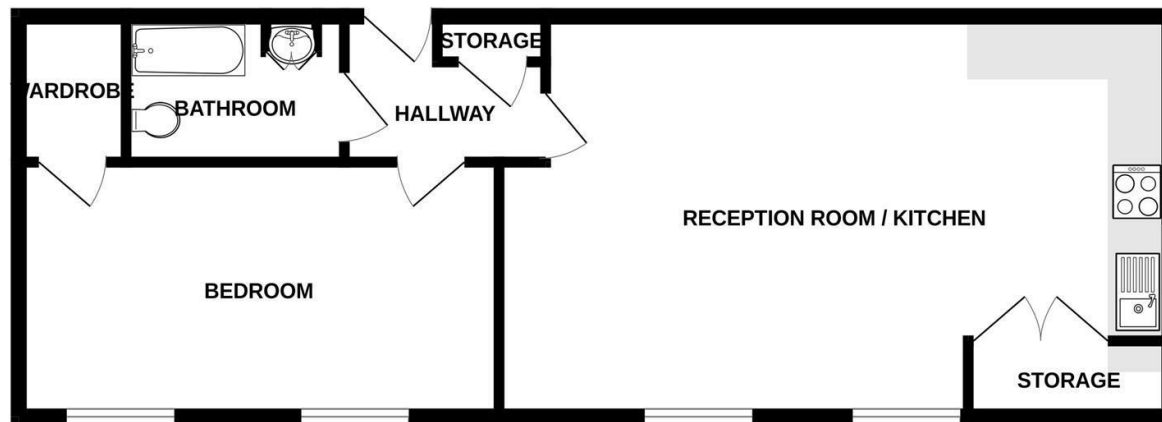
Important notice. Parkers notify that:

- 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.



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



ANSBURY HOUSE

TOTAL FLOOR AREA: 606 sq.ft. (56.3 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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