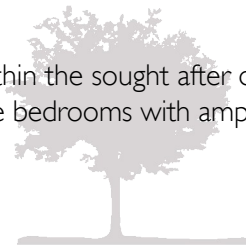




Victor Jackson Avenue, Dorchester

This spacious two bedroom ground floor apartment is favourably situated within the sought after development of Poundbury. The accommodation is well-presented throughout and comprises a reception room, kitchen/diner, shower room and two double bedrooms with ample storage in both. Externally, there is access to an allocated parking space and communal courtyard garden to the rear of the car park. EPC rating C.



Offers over £235,000

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.

Communal Entrance

Entrance to building is via a communal door with secure intercom system offering access to all apartments.

Apartment

A private wooden door leads through to the hallway offering access to all accommodation for the apartment.

Reception Room

The reception room is of good size with dual aspect facing windows. Offering wall mounted lighting, fully carpeted floors and finished in neutral tones. Double doors lead to the kitchen/diner.

Kitchen/Diner

The good-size kitchen is fitted with a comprehensive and stylish range of wall and base units with worksurface over, sink and drainer. There are integrated appliances including a Bosch oven and four-ring gas hob with extractor over and additional space for white goods. Finished with tiled flooring and plentiful natural light.

Bedroom One

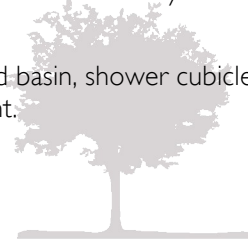
Bedroom one is of good size, fitted with a neutral toned carpet and a fitted double wardrobe. The room is filled with plentiful of natural light.

Bedroom Two

The second bedroom is a double, dual aspect room, with built in wardrobes and finished in neutrally toned carpet.

Shower room

This good size shower room is fitted with a white suite comprising a WC, wash hand basin, shower cubicle and wall mounted heated towel rail. Finished with part tiled walls of neutral colours and plentiful of natural light.



Agents Notes

There is an annual Manco charge of £225, this is discounted to £200 if an earlier payment is made.

There is an annual service charge of £1,719.65

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

Lease length is 250 years less one month from and including, 31st December 2004.

Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

Mobile and Broadband

At the time of the listing, standard and superfast 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#>

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

Stamp Duty

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

Please visit the below website to check this.

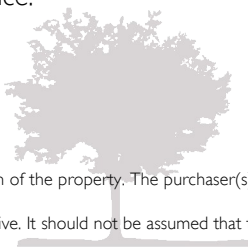
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



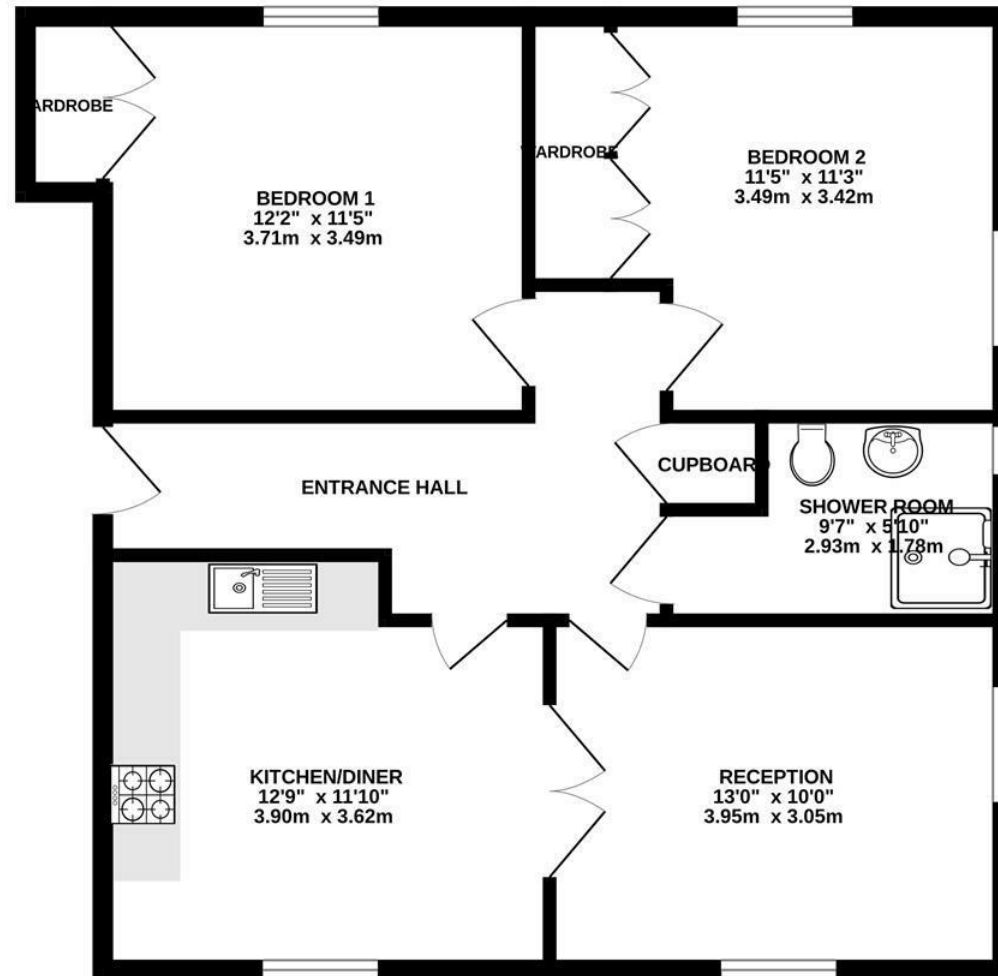
Important notice. Parkers notify that:

- 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.



GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 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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