



Pouncy Hall
Poundbury



Pouncy Hall is an imposing and attractive building named after John Pouncy, a pioneer in the development of photography. In particular, he is recognised for his contribution to carbon printing and he produced a number of notable photographs of Dorset. This stylish and beautifully presented first floor apartment offers two double bedrooms, family bathroom and a large open plan living space with kitchen and French doors to a large loggia. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 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 and garden centre. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Key Features

- Beautifully presented throughout and offering generous living space.
- A dual aspect living space/kitchen area with two sets of French doors opening on to the generous loggia. There are fitted shutters to the side aspect window. Neutral décor.
- The kitchen area is furnished with a comprehensive range of wall and base units and part tiled splash-back tiling. Integrated appliances include an AEG double oven and grill, extractor and five ring gas hob, fridge, freezer, dishwasher and washing machine. The stylish flooring complements the tones in the room whilst providing a practical solution for the space.
- The hallway offers access to all rooms and two useful storage areas.
- Two double bedrooms, both with side aspect windows and the master offering French doors to the loggia.
- Family bathroom with fitted white suite comprising panel enclosed bath, low level wc, wash hand basin, and enclosed separate shower. The décor is neutral with part tiled walls and side aspect window providing some natural light.
- Large loggia stretching the width of the property with fitted outdoor lighting. The character and style of the building enhances the feel of the balcony with its imposing pillars.

Room Dimensions:

Kitchen/Dining Area	3.94m x 3.89m (12'11" x 12'09")
Living Area	3.68m x 4.90m (12'01" x 16'01")
Bedroom One	3.40m x 3.61m (11'2" x 11'10")
Bedroom Two	4.11m x 3.68m (10'2" x 8'9")
Loggia	11.0m x 2.16m (34'1" x 7'0")

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.
Broadband and satellite are available also.

Local Authorities:

Dorset Council,
South Walks House,
South Walks Road,
Dorchester, Dorset,
DT1 1UZ,

Tel: 01305 211970.

We are advised that the council tax band is D

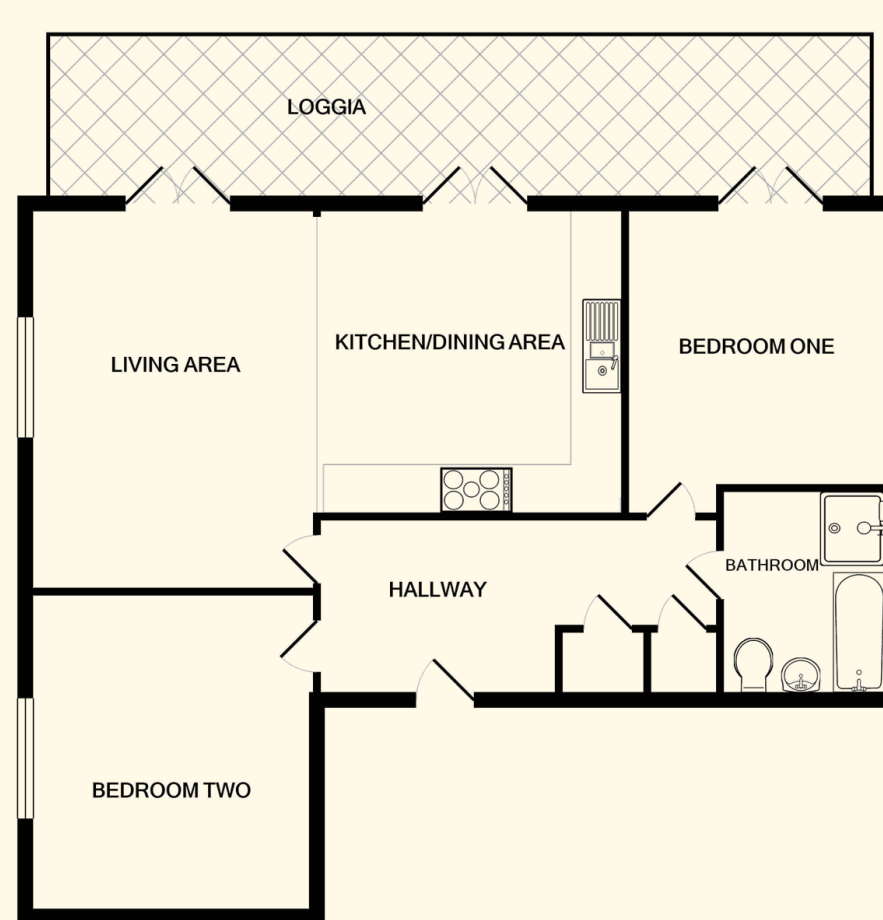
Agents Notes:

There are approximately 998 years remaining on the lease.
There is an annual service charge of £1,500 and an annual Manco charge with charges varying between £110 and £160 dependent upon location.

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860

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TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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