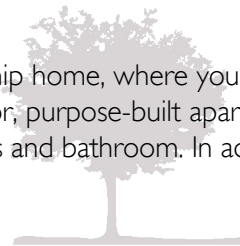




## Billingsmoor Lane, Dorchester

OFFERED WITH NO ONWARD CHAIN, this property is a shared ownership home, where you own 65% of the property and 35% is rented from Aster Housing Association. The price advertised represents 65% of the value. The property is a first floor, purpose-built apartment, in a favourable location within the sought after area of Poundbury. Accommodation comprises an open-plan sitting room/kitchen, two bedrooms and bathroom. In addition, the home enjoys several 'Juliet' balconies and a right to park in allocated space. EPC rating B.

Asking price £139,750



### 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 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, 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.

### Accommodation

#### Entrance

Entrance is gained via a wooden door that takes you through to the communal area. A set of stairs rise to the first floor where the apartment is located. From there a door provides access to the apartments' hallway where a storage cupboard can be located.

#### Open-plan Sitting Room/Kitchen 5.36m x 4.52m max (17'07" x 14'10" max)

The good size, open-plan sitting room/kitchen receives plentiful natural light via a dual aspect, and the kitchen area is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Integral appliances include a four-ring gas hob, dishwasher and oven with further space provided for additional appliances.

#### Bedrooms

There are two bedrooms at the property, both benefit from a 'Juliet' balcony allowing natural light into the room, with bedroom one further benefitting from fitted wardrobes.

#### Bedroom One 3.38m x 3.05m max (11'01" x 10'00" max)

#### Bedroom Two 3.53m x 1.93m max (11'07" x 6'04" max)

#### Bathroom 2.64m x 1.85m (8'08" x 6'01" )

The bathroom is fitted with a white suite comprising of an enclosed bath, WC and wash hand basin with vanity storage above.

#### Agents Notes

Please note the property is shared ownership and being sold at 65% of the market value. The remaining 35% is rented from Aster Housing Association.

Lease length - 125 years from 1 January 2010.

There is a monthly rent charge of £224.93 as of 2024.

There is a monthly service charge of £166.89 as of 2024.

Any interested parties will be contacted by Aster Housing Group who will advise the application process.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

Please note the pictures listed were taken last year.



### Flood Risk

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Services

Mains electricity, water and drainage are connected. Gas fired central heating.

### Local Authorities

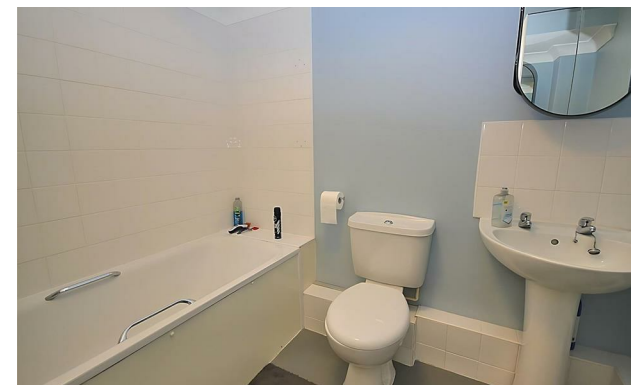
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is B.

### Viewings

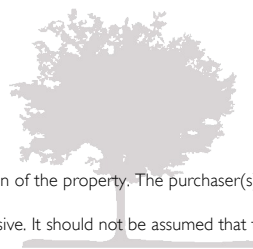
Strictly by appointment only via sole agents  
Parkers Property Consultants & Valuers.  
01305 340860



Important notice. Parkers notify that:

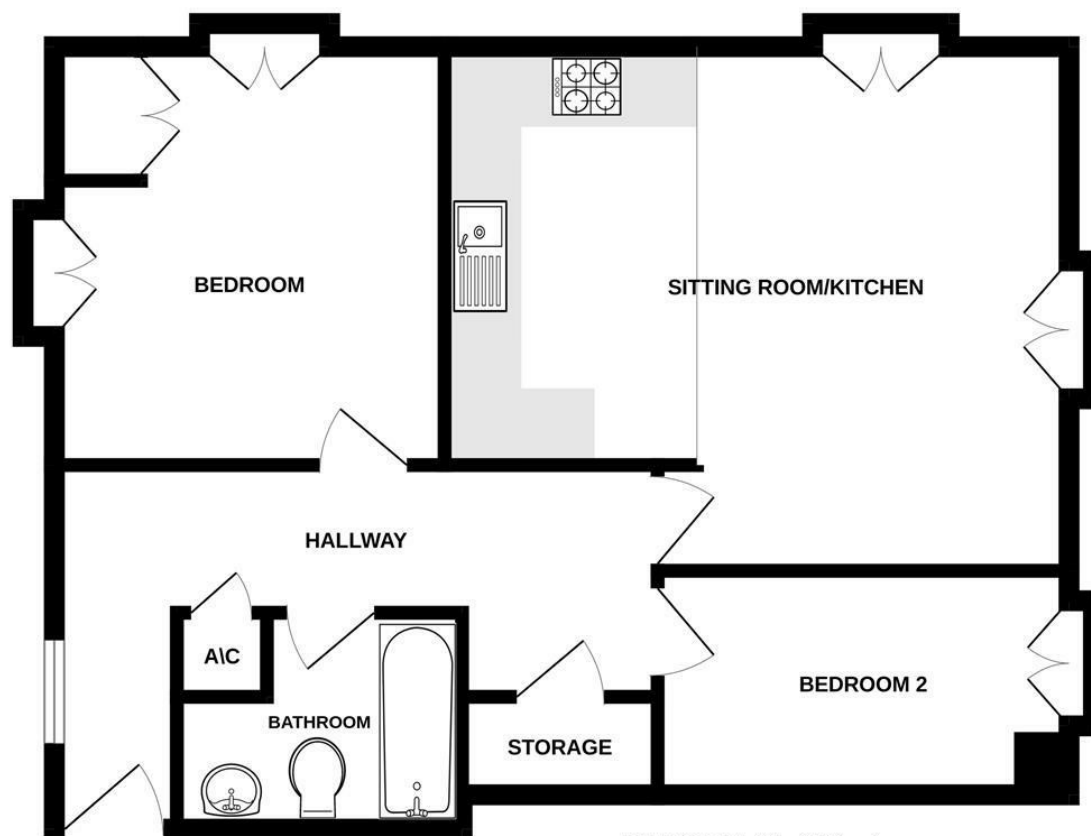
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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 627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 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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