



AUSTIN
ESTATE AGENTS

Fleur-de-Lis

Poundbury

Dorchester

Dorset

DT1 3GX

Offers over £105,000

SUMMARY

- Retirement Apartment (Over 55's)
- One Double Bedroom
- First Floor (Lift to all Floors)
- No Onward Chain
- Residents Parking Area
- Communal Gardens & Lounge & Visitors' Guest Suite
- House Manager & 24hr Emergency Call System
- Sought After Location In Poundbury, Dorchester
- Close to Bus Route
- Local Amenities Nearby





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Lounge/Diner 15' 11" x 10' 6" (4.85m x 3.21m)

Kitchen 6' 9" x 7' 9" (2.05m x 2.37m)

Bedroom 12' 10" with wardrobe x 9' 1" (3.91m x 2.78m)

Bathroom 7' 7" x 5' 7" (2.32m x 1.69m)

COMMUNAL AREAS

Entrance with Cloakrooms

Residents Lounge

Guest Suite

Gardens

Gated Parking

THE PROPERTY

Located on the outskirts of the sought after development of Poundbury is this one bedroom purpose built apartment offered for sale in an over 55s development and with no onward chain.

The property enjoys well-presented accommodation comprising a generous lounge/dining room, a well appointed kitchen, double bedroom with built-in wardrobe and a bathroom comprising a bath with shower over, WC and wash hand basin. In addition, the apartment benefits from use of the landscaped communal courtyard garden.

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. Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Fleur de Lis is a managed block of 29 prestigious retirement properties. The building, which was constructed in 1998, has double-glazed units, economy electric heating, emergency careline facilities, a security entry phone system, lift and stairs to all floors, a communal residents lounge and landscaped garden to enjoy some outside space during the warmer weather. There is also a guest suite on site, which is bookable in advance. The communal entrance hall is spacious and elegant, with the residents' lounge adjacent. It is divided into a library area with tea and coffee making facilities and a seating area that can be enjoyed by both residents and their visitors with cloakrooms, lift and stairs to all floors.

We have been informed that there is 100 years remaining on the lease. The service charge is currently £3,600.00 per annum, plus £250.00 per annum for ground rent, both are paid bi-annually. Residential lettings are permitted. Holiday lettings and pets are not allowed. Please note there is an annual charge to the Duchy for the servicing of the common areas within Poundbury of £280.00.





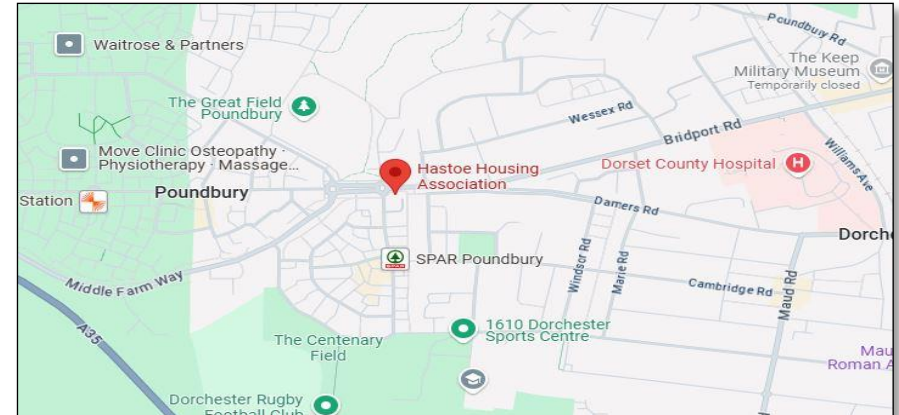
FLOORPLAN:

FIRST FLOOR

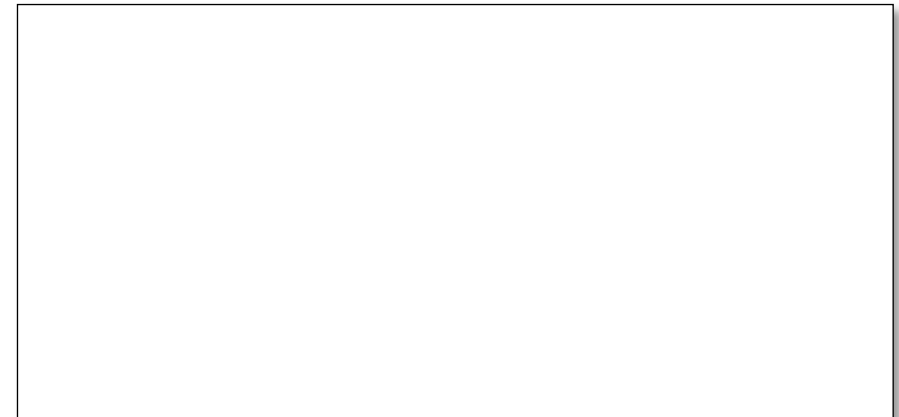


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCATION:



EPC:



COUNCIL TAX RATING: C **TENURE: Leasehold**

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.