



Poets Way, Dorchester

OFFERED WITHNO FORWARD CHAIN. This well presented, bright and spacious apartment combines town-centre convenience with modern, easy-living spaces. Comprised of an open plan kitchen, lounge and dining space, a double bedroom and bathroom. The home benefits from a dedicated carport space providing parking for one vehicle, alongside a highly practical separate storage room. The property also enjoys access to well-maintained communal lawned gardens, providing an outdoor space close to the heart of town. EPC rating is C.

Asking price £145,000



Situation

The county town of Dorchester is steeped in history 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. 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.

Byron House

Entrance to the apartment building is located at the rear, where a door opens into a welcoming communal hallway. From here, stairs provide access to all floors, and an intercom system ensures excellent security. This ground-level area also offers direct access to the individual secure store rooms.

Number 3

Stairs rise to the second floor, where a door opens into the private entrance hallway of number 3. This central hallway provides seamless access to all accommodation and features a useful built-in storage cupboard alongside the secure intercom handset.

Lounge/Dining Area

Step inside to discover a bright and airy open-plan living area designed for contemporary living. The generous lounge and dining area is filled with plentiful natural light from its double aspect, providing ample space for furniture, an office desk, or a reading nook. The room is completed with neutral decor and carpet, whilst seamlessly connecting into a well-proportioned kitchen.

Kitchen

The kitchen is a well-proportioned and functional space designed to maximise both storage and work surface space. It is fitted with a range of wood-effect wall and base units, complemented by contrasting dark, slate-grey worktops and neutral tiled splashbacks. Incorporating a built-in stainless steel sink situated beneath a window that overlooks the rear aspect. There is ample space for essential appliances, including plumbing for a washing machine, room for a freestanding cooker with an integrated oven and hob, and a designated area for a tall fridge-freezer. The room is neutrally decorated and features vinyl flooring.

Bedroom

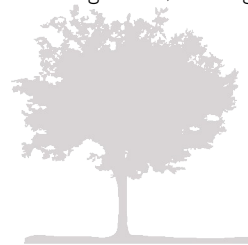
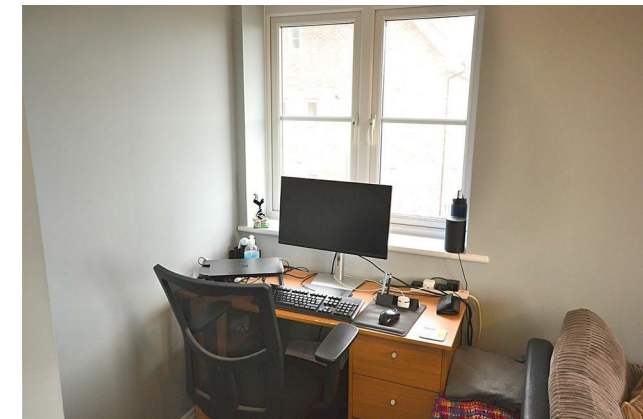
The sleeping accommodation comprises a comfortable double bedroom featuring a convenient built-in wardrobe and plentiful space for bedroom furniture. The modern theme continues with the room finished with neutral tones and carpet.

Bathroom

Serving the apartment is a neatly arranged bathroom, completing a well-proportioned layout comprised of a panel enclosed bath, w/c and and wash hand basin. the room is finished with wood effect flooring and part tiled walls.

Externally

The property features the distinct advantage of secure carport parking situated directly beneath the building, providing convenient sheltered parking for one vehicle. Accompanying this is a highly practical and separate secure storage room located on the ground floor level, ideal for bicycles or larger household items. Residents also enjoy access to well maintained communal lawned gardens, offering an outdoor space.



Agents notes

Please note this price is marketing 100% ownership.

Term : 189 years from and including 1/1/2008

We are advised that a monthly service charge of £401.20 is payable to ABRI. This amount includes the rent and may be subject to change upon staircasing.

No Pets are permitted.

Services

Mains electricity, water and drainage are connected.

Gas fired central heating.

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

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

Broadband and Mobile

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

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

Council tax band A

Stamp Duty

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

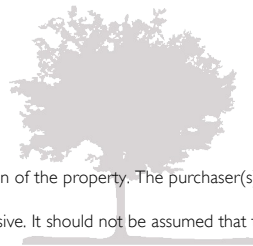
Please visit the below website to check this:

<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.





SECOND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

