

Symonds
& Sampson



47 Melrose Court
Peverell Avenue East, Poundbury, Dorchester,

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Peverell Avenue East
Poundbury
Dorchester
DT1 3EX

A delightful, two bedroom apartment situated on the second floor enjoying views over the Great Field. Shared Ownership of 75%, over 55's only.



- A well proportioned modern two bedroom second floor apartment
- Shared Ownership of 75%, Extra care housing for Over 55's only
 - Views over The Great Field
 - Lift to all floors
 - A number of communal facilities
 - Close to Queen Mother Square
- Leasehold, ground rent 125 years from April 2017 with 117 years remaining
 - Service charge £10,180.80 (per annum)

Guide Price £160,000

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

This modern second-floor apartment is situated within Melrose Court, an over 55's development close to local amenities, enjoying open views over The Great Field. The Melrose Court development is designed for people with extra care and support needs to live independently, with the added benefit of care and support packages available at an additional cost.

THE ACCOMMODATION

Internally the accommodation is well presented throughout, and comprises, an entrance hallway with an airing and storage cupboard, and a reception room with views over The Great Field. There is a modern fitted kitchen with various wall and floor cupboards with work surfaces over. A built-in electric oven, induction hob and extractor fan, Space is provided for additional appliances.

There are two double bedrooms, both with views over The Great Field and the principal bedroom with fitted wardrobes and a Jack and Jill modern age-friendly wet room with W.C.

There is a communal area for all residents, with lifts to all floors, a lounge, dining room, laundry room, guest facilities, a courtyard garden, a car park, an activities room, and library.

DIRECTIONS

What3words///digs.sudden.sometimes

SITUATION

The apartment is located northeast of Queen Mother Square, providing a good range of amenities including Waitrose, a public house, butcher, Monart luxury Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets.

SERVICES

All apartments within Melrose Court have their own water, electricity and heating meters. Underfloor heating with individual controls for each room. Any charges for the communal areas is included within the monthly service charge.

Broadband speed: has not been identified in this building.

Mobile Phone: has not been identified in this building
(Information from <https://www.ofcom.org.uk>)

Local Authority

Dorset Council 01305 251010

ELIGIBILITY REQUIREMENTS

Eligibility Requirements - The buyer must:-

- Not be home-owner or named on a mortgage. Applicants in the process of selling their home will be considered (anyone who owns a home would need it be SSTC)
- Be able to demonstrate the ability to meet the financial cost of residing in the Scheme.

- Be aged 55 or over and be able to live safely on their own with some support. (there will be circumstances in which younger adults with disabilities who would benefit from living in an Extra Care scheme be considered.)

MATERIAL INFOMATION

We understand from our vendor: Leasehold - 125 years from 2017 with 117 years remaining.

Service Charges

Monthly Service Charges: Service Charge £306.28. Building Insurance £7.00. Sinking fund £65.88. Support Charge £459.76. Management Charge £9.48. Total £848.40.

Manco Charge £225 per annum.

Agents Notes - The property is offered at a 75% share.

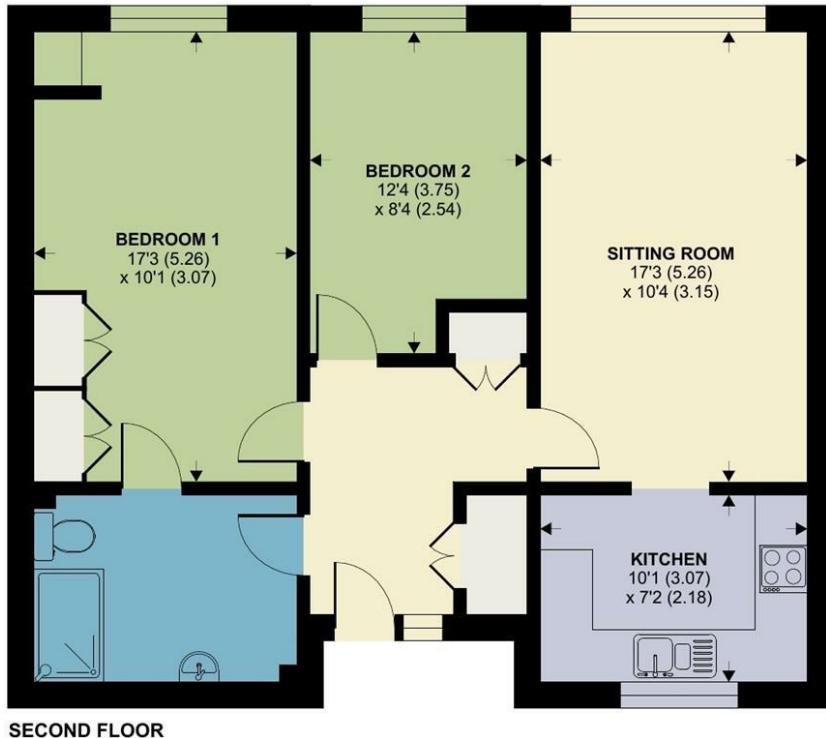
All potential buyers must be assessed as being eligible for the scheme and affordability. No sale can be agreed until this process has taken place. Details regarding this can be supplied via Symonds & Sampson.



Peverell Avenue East, Poundbury, Dorchester

Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



Poundbury/PGS/23.01.26



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