

Flat 3, Mark House

Vickery Street, Poundbury, Dorchester, Dorset

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Vickery Street
Poundbury
Dorchester
Dorset DT1 3DL

A modern first floor flat set within an attractive building, close to Queen Mother Square. The accommodation offers a spacious reception room, two double bedrooms, bathroom and allocated parking.

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- 'Discount to Market' scheme, to be sold at 30% less than the current market value to eligible applicants
- Sitting/dining room with two front facing windows
- Modern kitted kitchen
- Two double bedrooms both with built in storage
- Communal rear courtyard
- Allocated parking
- Leasehold with 241 years remaining on the lease
- Service charge £2,400 per annum

Asking Price £150,500

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk







THE PROPERTY

On the ground floor, there is a communal entrance hallway with stairs to the first floor flat. The accommodation; entrance hall with store cupboard, double doors opening to the sitting room with two large sash windows to the front aspect. Double doors open to the kitchen which has an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, integrated dishwasher, fridge/freezer, and washer/dryer.

There are two double bedrooms both with built in storage housing clothes rail and shelf, the principal with a dual aspect, and a family bathroom.

OUTSIDE

To the rear of the building is a communal courtyard garden with a covered bike store and separate recycling area. There is also an allocated parking space.

SITUATION

Mark House is located on Hamslade Green, the northeast of Queen Mother Square which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, 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. The property is well placed for access to Damers First School.

DIRECTIONS

What3words///quicksand.workbook.library

SERVICES

Mains drainage, electricity, gas and water. Gas fired central heating system.

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

Council Tax Band: C (Dorset Council - 01305 251010)

AGENTS NOTE

Agents Notes - The apartment is being offered for sale under the Discount to Open Market Scheme which dictates that the property is to be sold at 30% less than the current market value to eligible applicants. The asking price represents this discount.

SCHEME ELIGIBILITY:-
- you will be required to register with Dorset Council
- you will need a Local Connection. Local connection criteria must be one of the following:-
- lived permanently in the area for at least 2 years
- worked in the area for the last 6 months on a minimum of a 16 hour weekly contract.
- have immediate relatives who have lived in the area for at least 5 years and with whom you have regular contact. Immediate relatives include parents, siblings and non-dependent children.

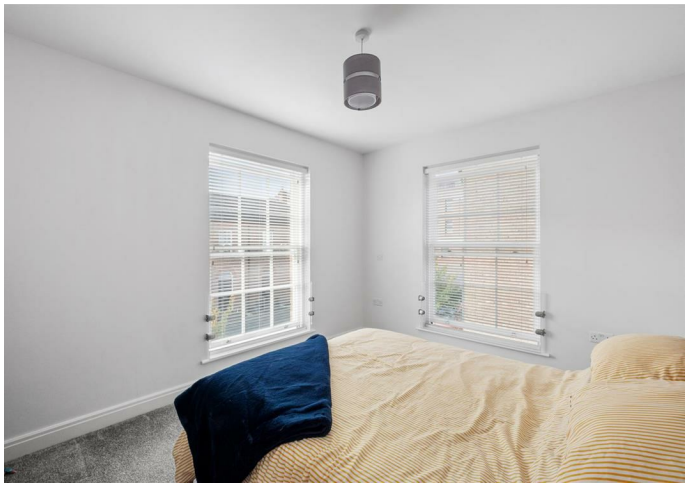
Other categories or relationships – such as foster relationships – and special circumstances, including giving or receiving medical support, may be considered as well.

- Eligible applicants will be required to evidence a combined household income of less than £60,000 per year Priority will be given to applicants whose combined household income is below £45,000.

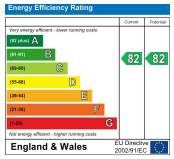
There is an Annual Service Charge of £2,400
There are approximately 241 years remaining on the lease.
Please be advised that additional fees may be incurred for items such as leasehold packs.
There is an annual Manco charge of £225
There will be a payment of 1% of the purchase price, payable to the landlord on the sale of the property.

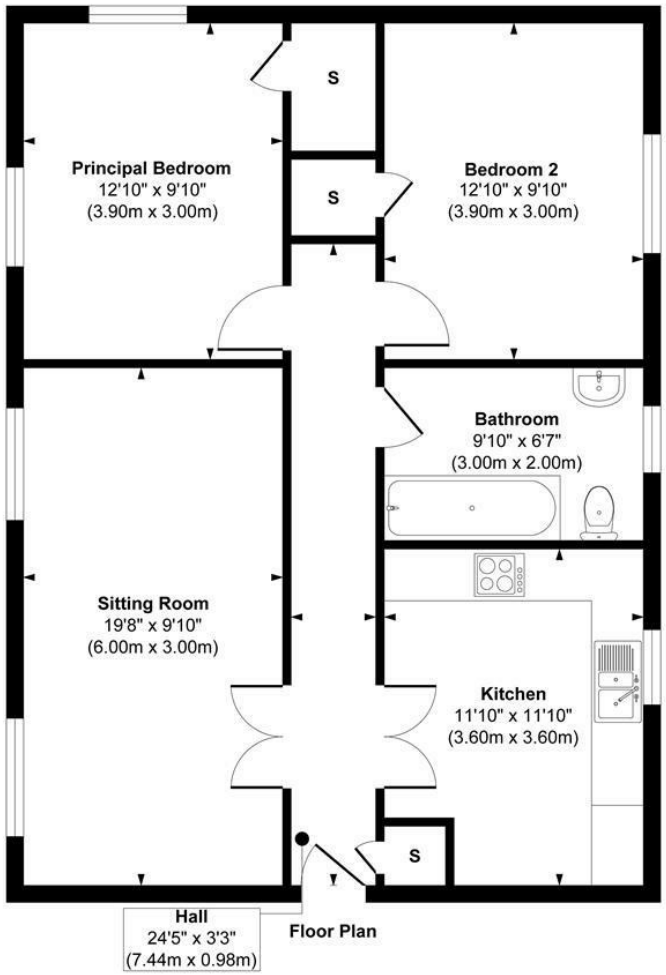






Mark House. DT1









For identification purposes only.

Poundbury/pgs/06.11.26

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Symonds & Sampson

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