



Symonds
& Sampson

Flat 2, 11 Wishay Street
Poundbury, Dorchester, Dorset

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Poundbury
Dorset
DT1 3GU

A two bedroom, first floor apartment with views over Pummery Square, offered with no forward chain.



- No forward chain
- Dual aspect sitting/dining room
 - Two double bedrooms
 - Residents parking
- Views over Pummery Square
- Leasehold with 974 years remaining
- Service charge £1575.52 per annum

Guide Price **£210,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

Built in 2001, a spacious first-floor apartment with large sash windows, occupying an elevated position, situated close to a wide range of amenities.

THE PROPERTY

The accommodation comprises of a communal hallway, an intercom entry system and a staircase to all floors. The hallway with a storage cupboard and access to a dual aspect sitting/dining room with an electric fire and surround and three large sash windows, giving an abundance of natural light. Leading off the reception room is the fitted kitchen comprises; a range of wall and floor mounted units with worktops over, integrated electric oven and hob with extractor hood over and space for white goods.

There is a family bathroom and two double bedrooms.

OUTSIDE

Off road parking is available to residents at the rear of the building.

SITUATION

The apartment is situated on Wishay Street, overlooking Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of

amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

DIRECTIONS

What3words:///letters.shovels.coping

SERVICES

Mains electric, water and drainage.
Biomass electric heating system.

Broadband- Superfast broadband is available with up to 65 Mbps download speed.

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

MATERIAL INFORMATION

Local Authority
Dorset Council: Tel 01305 251010
Council Tax Band: B

Leasehold

We understand from our vendor:

Leasehold - 999 years from 2001 with 974 years remaining.

Service Charge - £1575.52

Ground Rent - n/a

Manco 1 Charge - We are advised that there is a sum of circa £315 per annum payable to the Poundbury Estate.



