



## Pendruffle Lane, Dorchester

Offered with no onward chain, this well-presented leasehold apartment is located in the highly sought-after area of Poundbury. The accommodation features a spacious open-plan kitchen with living and dining areas, two generously sized double bedrooms, and a modern shower room. Two useful cupboards provide additional storage space. Externally, the property benefits from one allocated parking space along with additional visitor parking. EPC rating TBC.

Asking price £230,000



## Situation

Poundbury is King Charles III'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. Within walking distance to the property there is 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. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby. Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy 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. There are train links to London Waterloo, Bristol Temple Meads, 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.

## Accommodation

On approaching the building, access is provided via two staircases at the front of the property, along with a communal entrance at ground level. This opens into a shared hallway with lift access to all floors. The private entrance to Number Five is situated on the first floor.

## Entrance

Enter the apartment into a hallway that provides access to all rooms and two good size storage cupboards.

## Open Plan Living/Dining Room and Kitchen

This spacious room benefits from double-aspect views to the rear and side of the property, allowing ample natural light to filter through. The kitchen area is fitted with a comprehensive and stylish range of wall and base units with work surface over. There is an integrated Bosch oven and grill, an induction hob with extractor fan, a large integrated fridge-freezer, and a stainless steel sink with mixer tap and drainer, complemented by a tiled splashback. The kitchen is finished with lino flooring, while the lounge area is carpeted.

## Shower Room

The shower room includes a modern white suite, comprising a good-sized shower cubicle, a WC, and a hand basin. Additional benefits include built-in shelves and a vanity mirror. The room is finished with tiled flooring and also features a cupboard housing the electric boiler.

## Bedroom One

The double bedroom benefits from ample storage with a built-in wardrobe. There are two wooden windows offering plentiful natural light into the room, which is finished with carpeted flooring.

## Bedroom Two

Bedroom Two is another double bedroom with large wooden windows and finished with carpeted flooring.

## Externally

There is one allocated parking space and additional visitors parking available in the carpark.



### Agents Notes

Length of the lease - 250 years in 2015.

The annual service charge is £5,160.40 per annum

We are advised the current service charge is set to build up a sinking fund. The amount may be subject to change however this is unconfirmed at this time.

There is an annual Manco charge with charges varying between £215 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

### Flood Risk

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

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

### Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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

### Services

Mains electricity, water and drainage are connected.

Electric central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

The council tax band is C.

### Stamp Duty

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

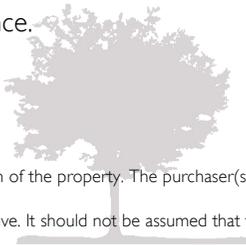
Please visit the below website to check this.

<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.





**FIRST FLOOR**  
888 sq.ft. (82.5 sq.m.) approx.

TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

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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