



Independent Property Consultants and Valuers

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Victor Jackson Avenue, Dorchester

Asking price £235,000

Offered for sale with no onward chain, this spacious two bedroom, two bathroom, ground floor APARTMENT WITH A GARDEN favourably situated within the sought after development of Poundbury. The accommodation is well-presented throughout and comprises a sitting room, kitchen, family bathroom and two double bedrooms, with the principal benefitting from an ensuite shower room. Externally, there is a rear patio garden with gated access to an allocated parking space. EPC rating C.



Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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, rather than relying upon a car. Within walking distance to the property there are 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Entrance

Enter the main door through to the hallway offering access to all accommodation.

Living Room

The living area enjoys generous dimensions and receives plentiful natural light gained via a large window. The room is finished in neutral decor and offers a wall mounted radiator and both telephone and television points.

Kitchen

The kitchen is fitted with a comprehensive range of wall and base units with worksurface over and 1½ bowls sink and drainer. There are integrated appliances including a four-ring gas Electrolux hob with extractor over, Hotpoint oven and grill and space for white goods. A door offers access to the rear garden.

Bedroom One

A good sized double bedroom with ensuite facilities and a fitted double wardrobe.

Ensuite

The ensuite has a cubicle shower, WC and hand basin. The walls are part-tiled.

Bedroom Two

Also a double bedroom with a fitted double wardrobe.

Family Bathroom

The bathroom is fitted with a suite comprising a low-level WC, wash hand basin and a panel enclosed bath with shower head attachment.

Garden

Externally, there is a low maintenance patio garden with areas of shingle bordering with a gate to the rear.

Parking

There is one allocated parking space.



Agents Notes

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

There is a 999 year lease from 19th of September 2001.

There is an annual service charge of £1,613.36

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#>

Mobile and Broadband

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.

Gas fired central heating.

Local Authorities

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band C.



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.

