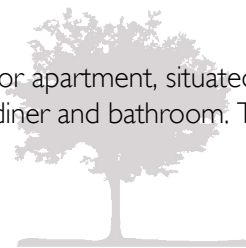




Harewood Court, Poundbury

OFFERED WITH NO ONWARD CHAIN is this three bedroom, second-floor apartment, situated in the desirable development of Poundbury and within an area of outstanding natural beauty. Further accommodation includes a large sitting room, kitchen/diner and bathroom. The home is also accompanied by a parking space. EPC rating D.

Price guide £250,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.

Accommodation

Entrance

An entrance door leads to the property's hallway with two cupboards offered, one housing the water tank and the other housing the electrics. Access is granted to the majority of rooms.

Sitting Room

The sitting room is a real feature of the home, with sizeable dimensions and natural light flooding the space. An opening leads to the kitchen/diner.

Kitchen/Diner

Dining space is provided in the kitchen and there is tile-effect flooring throughout. The kitchen space itself is fitted with a range of white wall and base level units with worksurfaces over and tiled splashback. Integral appliances include an AEG double oven and electric four-ring hob with extractor hood above. Space is allocated for additional appliances.

Bedrooms

All bedrooms are a good-size and bedrooms one and two have been recently re-carpeted. The free-standing wardrobes will stay.

Bathroom

The bathroom has been furnished with a suite consisting of a P-shaped panel enclosed bath with part shower screen and shower attachment, WC and wash hand basin.

Agents Notes

Lease length - 250 years from 01.01.2010.

Service charge - Half yearly charge of £878.09. We are advised the ground rent is included in this figure.

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



Flood Risk

Surface water – Very low risk.

Rivers and the sea - Very low risk.

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

Please check the website for the most current rating.

Services

Mains electricity, water and drainage are connected. Electric fired central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

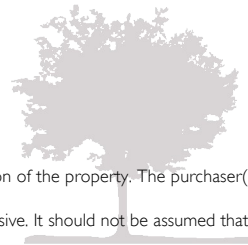
Tel: 01305 340860

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.



SECOND FLOOR
968 sq.ft. (90.0 sq.m.) approx.

