PARKERS

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Independent Property Consultants and Valuers







Bridport Road, Dorchester

Price guide £185,000

Offered with no forward chain is this purpose built apartment in the heart of Poundbury occupying the whole of the top floor. The accommodation comprises a large sitting room, kitchen/dining room, two double bedrooms, en-suite shower room and a bathroom. The property benefits from views over the Poundbury with hills and fields beyond. EPC rating C.

Situation

Poundbury 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.



Apartment 9

Entrance to the building is via a communal door with intercom entry system. Stairs rise to the second floor where a door provides access to number 9.

Entrance Hall

The entrance hall offers a coat rail and space for shoe storage, complemented by a wall-mounted radiator and a wall-mounted central heating boiler. A wall-mounted entry phone provides added security and convenient communication for visitors. Doors provide access to the bathroom, Sitting room and bedroom two.



Sitting Room

Entrance to the sitting room is via double doors from the hallway and receives plentiful natural light via two rear Dorma windows. The room offers a generous space for lounge furniture, complemented by a feature ceiling light and soft, neutral décor. Additional features include a coal gas fire with surround and mantle and fitted carpet. Further doors provide access to the Bedroom one and the kitchen.

Kitchen/diner

The kitchen/diner is fitted with a range of wall and base level, wood effect units, with work surface over. There is an integrated Stoves oven and four ring gas hob with extractor hood above. Space is offered for further free standing appliances and a Dorma window allows natural light. The room is finished with a one and a half bowl sink with mixer tap and drainer, tiled splash back, neutrally toned décor and wood effect flooring.



Bedrooms

Bedroom one is a good size and features excellent storage solutions via double fitted storage cupboards and a large airing cupboard. The airing cupboard houses the water tank and a fire door grants access through to the communal hall. Additionally, the room benefits from an en-suite comprised of a shower cubicle, W/C, wash hand basin, a radiator and extractor fan. The room is finished with part tiled walls and wood effect flooring.

Bedroom two, accessed from the entrance hall, is a versatile room of double size and features a sliding mirrored door, storage cupboard and a front aspect facing window. The room is finished with carpet and neutral tones.

Bathroom
The bathroom is fitted with a suite comprised of a panel enclosed bath with shower head attachment over, W/C and wash hand basin. The room is completed with neutral tones, part tiled walls and wooden effect vinyl flooring.



Agents Notes
There are 125 years from 29th September 2003
There is a monthly service charge of £192
There is an annual Manco charge of £232. This figure is reduced to £220.00 upon receipt of an early payment.
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk.

Services
Mains electricity and water are connected.
Gas fired central heating.

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

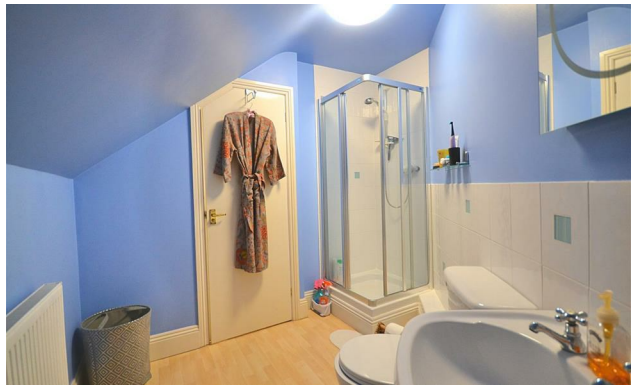
The council tax band is C.



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



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#

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

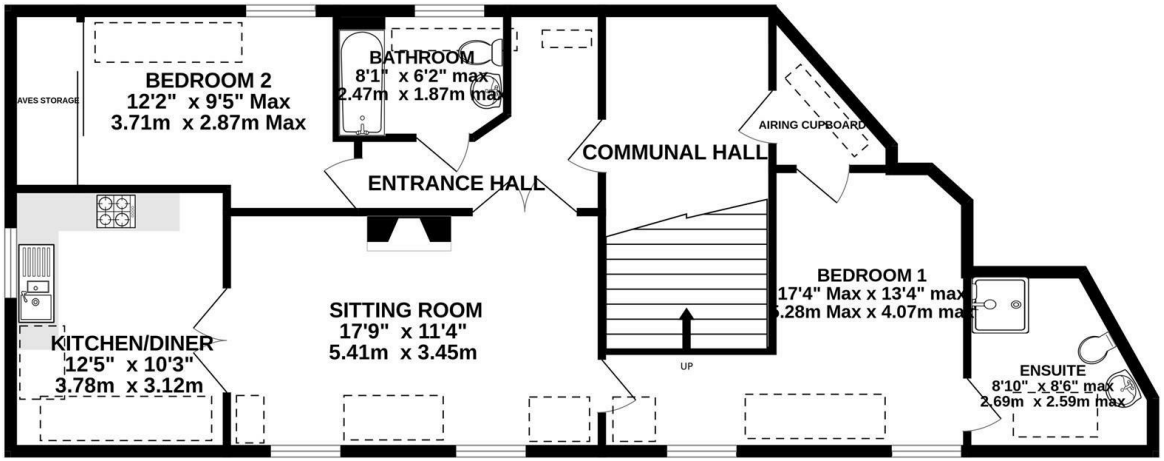
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- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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SECOND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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