



Newton House
Poundbury
£275,000



Occupying a prime position within the highly sought-after Buttermarket Square in Poundbury, this beautifully presented first-floor apartment offers stylish, contemporary living in an exceptional setting. The property features a generous open-plan living and kitchen area, ideal for both relaxing and entertaining, alongside two double bedrooms, including a principal bedroom with en-suite facilities. A modern family bathroom further enhances the well-appointed accommodation. A particular highlight is the attractive balcony, providing the perfect space for outdoor dining or enjoying a morning coffee. Conveniently accessed via both lift and stairway, this superb apartment combines comfort, practicality. EPC Rating C.

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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, nearby garden center and the highly regarded Damers First School. 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 well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. There are shopping and social facilities with cinemas, museums, leisure center and weekly market and many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. 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.



Accessed via a secure communal entrance with intercom entry system, the building benefits from both lift and stair access to the first floor, where this well-presented apartment is situated.

Upon entering, a welcoming hallway provides access to all principal rooms and is finished with attractive solid wooden doors throughout. The heart of the home is the impressive open-plan kitchen, living and dining area, a bright and spacious room enhanced by a dual-aspect design that floods the space with natural light. Wood-effect flooring runs throughout, creating a stylish and contemporary feel. The kitchen is fitted with a range of modern wall and base units with work surfaces over and incorporates a selection of integrated appliances, including a double Neff oven, induction hob, dishwasher, washing machine and fridge-freezer. Ample space is available for both living and dining furniture, while a door opens directly onto the private balcony.

The apartment offers two generously proportioned double bedrooms, both benefiting from fitted wardrobes with mirrored sliding doors. The principal bedroom enjoys the added luxury of a well-appointed en-suite shower room, finished predominantly in tiling and comprising a shower enclosure, WC and wash hand basin with vanity storage.

The contemporary family bathroom is tastefully presented with a neutral suite, including a panel-enclosed bath with shower attachment and screen, WC and wash hand basin with vanity storage beneath. Fully tiled walls complete the stylish finish.

Externally, the property benefits from an attractive private balcony with timber decking, providing an excellent outdoor space for al fresco dining, entertaining or simply relaxing.

Agents Notes:

Lease Length - 125 years from 1 June 2015.

There is an annual ground rent charge of £125.00

There is an annual service charge of £5531.69

There is an annual Manco charge of £240.00, discounted to £228.00 if paid early

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

Services:

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

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

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 and superfast broadband are available.

Mobile phone service varies dependent upon your provider.
For up-to-date information please visit
<https://checker.ofcom.org.uk>

Stamp Duty:

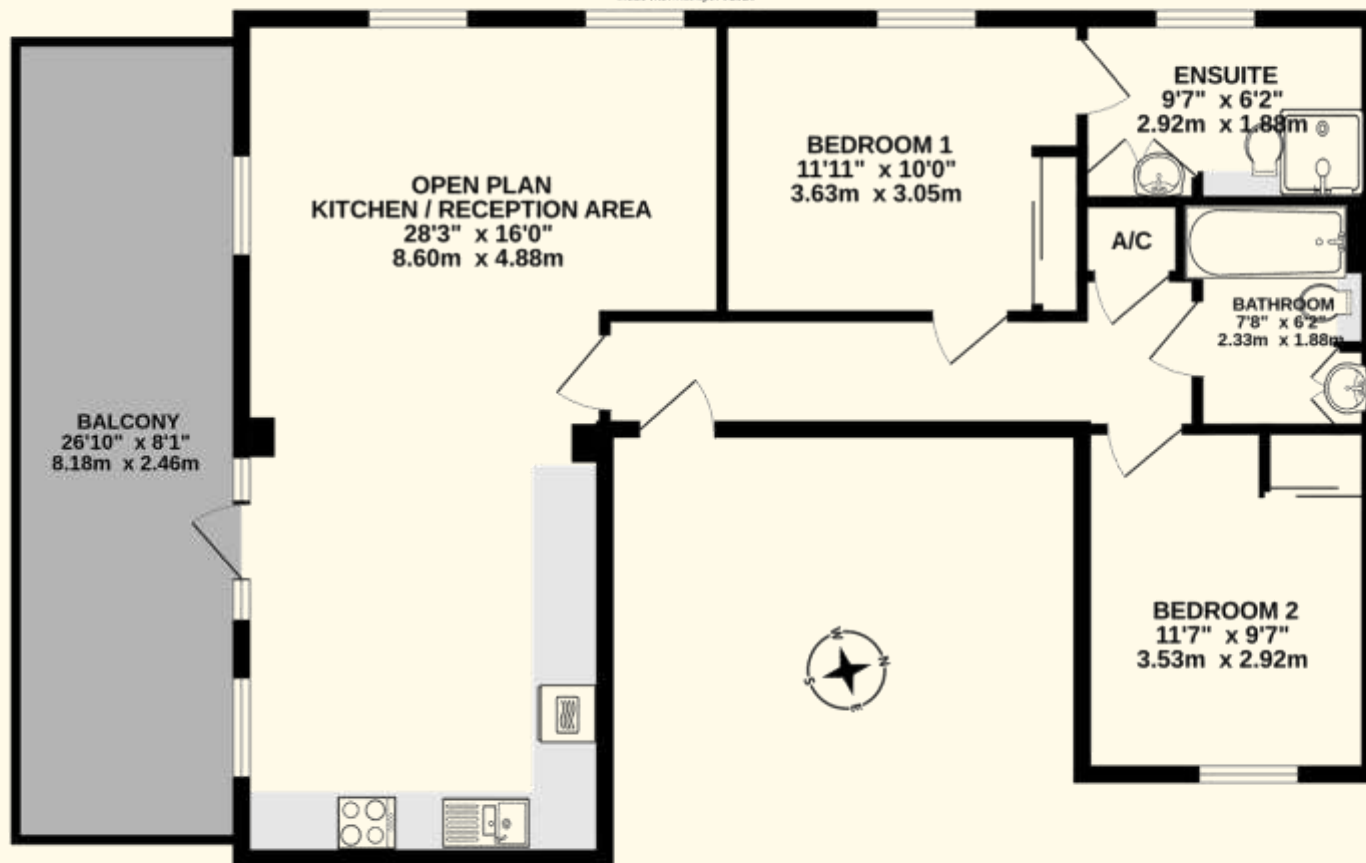
Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

FIRST FLOOR 808 sq.ft. (75.0 sq.m.) approx.

TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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