



Symonds
& Sampson

Flat 48 Melrose Court

Peverell Avenue East, Poundbury, Dorchester, Dorset

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Peverell Avenue East

Poundbury

Dorchester

Dorset DT1 3EX

A bright and airy, one bedroom apartment situated on the second floor enjoying views over the Great Field. Shared Ownership of 45%, over 55's only.



- A stylish modern one bedroom second floor apartment
- Shared Ownership of 45%, Extra care housing for Over 55's only
 - Views over The Great Field
 - Lift to all floors
- A number of communal facilities
- Close to Queen Mother Square
- Leasehold, ground rent 125 years from April 2017 with 117 years, 10 months remaining.
- The rent payable on the remaining 55% of the property £3,926.40 per annum (£327.20 per month)
- The service charge £4,648.32 per annum (£387.36 per month).
 - Support charge £5,517.20 per annum (£106.10 per week)

Guide Price £65,000

Leasehold

Poundbury Sales

01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

This modern second-floor apartment is situated within Melrose Court, an over 55's development close to local amenities, enjoying open views over The Great Field. The Melrose Court development is designed for people with extra care and support needs to live independently, with the added benefit of care and support packages available at an additional cost.

THE ACCOMMODATION

Internally the accommodation is well presented throughout, and comprises, an entrance hallway with an airing and storage cupboard, and a reception room with views over The Great Field. There is a modern fitted kitchen with various wall and floor cupboards with work surfaces over. A built-in electric oven, induction hob and extractor fan, Space is provided for additional appliances.

A double bedroom with views over The Great Field and a Jack and Jill modern age-friendly wet room with W.C.

There is a communal area for all residents, with lifts to all floors, a lounge, dining room, laundry room, guest facilities, a courtyard garden, a car park, an activities room, and library.

DIRECTIONS

What3words:///digs.sudden.sometimes

SITUATION

The apartment is located northeast of Queen Mother Square, providing a good range of amenities including Waitrose, a public house, butcher, Monart luxury Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School. Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. The property is in the

catchment area of numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

SERVICES

All apartments within Melrose Court have their own water, electricity and heating meters. Underfloor heating with individual controls for each room. Any charges for the communal areas is included within the monthly service charge.

Broadband speed: has not been identified in this building.

Mobile Phone: has not been identified in this building (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council 01305 251010

ELIGIBILITY REQUIREMENTS

Eligibility Requirements - The buyer must:-

- Not be home-owner or named on a mortgage. Applicants in the process of selling their home will be considered.
- Live in or have worked or lived in West Dorset or surrounding Districts Weymouth & Portland, North Dorset, Purbeck, South Somerset, East Devon during the last 5 years.
- Be able to demonstrate the ability to meet the financial cost of residing in the Scheme.
- Be aged 55 or over and be able to live safely on their own with some support. (there will be circumstances in which younger adults with disabilities who would benefit from living in an Extra Care scheme be considered.)
- Be able to live independently with some support

- Meet one or more of the Care and Support Conditions:
- Would benefit from an extra care environment to help them continue living in the community.
- Be frail or permanently disabled
- Exhibit some cognitive dysfunction, possibly with short term memory loss and some disorientation
- Experience depression or some other mental illness, which is effectively managed through appropriate treatment and support and be likely to derive psychological benefit from living in this setting
- Have a degree of learning disability.
- Already receiving care
- Have identified unmet care needs
- Have a health or housing need but are currently independent because of the provision of care and support.

MATERIAL INFORMATION

We understand from our vendor: Leasehold - 125 years from 2017 with 117 years, 10 months remaining.

The rent payable on the remaining 55% of the property from 1st April 2025 is £327.20 per month (£3,926.40 per annum). This sum increases annually in line with the Retail Price Index plus 0.5%.

The service charge payable from 1st April 2025 is £387.36 per month (£4,648.32 per annum).

The support charge is £106.10 per week (£5,517.20 per annum)

Manco Charge £225 per annum.

Agents Notes - The property is offered at a 45% share.

All potential buyers must be assessed as being eligible for the scheme and affordability. No sale can be agreed until this process has taken place. Details regarding this can be supplied via Symonds & Sampson.

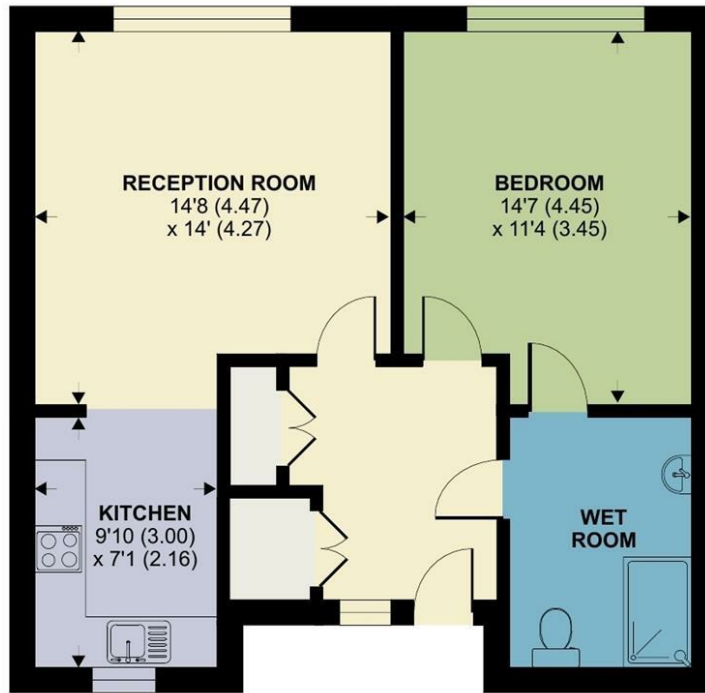




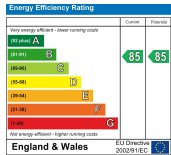
Peverell Avenue East, Poundbury, Dorchester

Approximate Area = 615 sq ft / 57.1 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1151465



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Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT