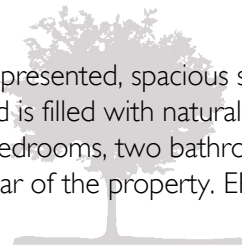




Beechwood Lane, Dorchester

Situated in a prominent position on Beechwood Lane, Poundbury, is this well-presented, spacious second-floor apartment offering well-designed living in one of Dorchester's most sought-after urban developments. The accommodation offers high ceilings and is filled with natural light via generous windows fitted with vertical blinds to all rooms. Each room enjoys a warm and welcoming atmosphere. There are two generously sized bedrooms, two bathrooms, a spacious reception room, and a versatile kitchen/diner. The apartment also benefits from an allocated parking space found in the courtyard, to the rear of the property. EPC rating C.

Price guide £245,000



Situation

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 centre 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.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, cafés, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.

Accommodation

Entrance

Entrance to the property is via a communal, secure entrance with intercom system to a communal hall with stairs and lift giving access to all apartments in the building.

Apartment 6

Entrance to number 6 opens onto a hallway offering access to all rooms and two useful storage cupboards.

Kitchen/Dining Room

The kitchen is fitted with a practical range of wall and base units in a gloss finish, paired with a coordinating work surface. A stainless steel sink with chrome mixer tap sits beneath a tiled splashback, offering both functionality and easy maintenance. There is an under-counter washing/drying machine, included in the sale, and room for a freestanding fridge freezer. Integrated appliances include a dishwasher, an AEG oven, and a four-ring gas hob with extractor hood above. The room is finished with a tiled-effect laminate floor and provides plenty of space to accommodate dining furniture.

Living Room

The generously sized sitting room is filled with natural light from large dual-aspect windows, creating a bright and welcoming atmosphere. Finished with a cream carpet and neutral décor, the space feels calm and inviting, with plenty of room for furniture and direct access into the kitchen.

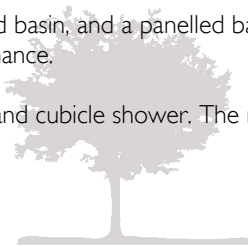
Bedrooms

There are two generously sized double bedrooms. Bedroom one benefits from a rear-facing window and a Jack 'n' Jill en-suite facilities and bedroom two, a front aspect room, also offers an en-suite shower room. Both rooms are complemented by generous pine wardrobes, made especially for the rooms and included in the sale, cream carpets and a neutral-toned décor.

Bathrooms

The Jack 'n' Jill en-suite, adjoining bedroom one, includes a heated towel rail, W/C, wash hand basin, and a panelled bath with an overhead shower. The room is finished with partially tiled white walls and practical lino flooring for easy maintenance.

The en-suite serving bedroom two is fitted with a heated towel rail, W/C, wash hand basin, and cubicle shower. The room is finished with partially tiled white walls and carpeted flooring.



Agents Notes

Please note the property is a leasehold with a share of the freehold.

Lease Length: - 250 years commencing on 14 December 2011

There is an annual service charge of £1967.

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

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

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, superfast and ultra-fast 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 central heating.

Stamp Duty

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

Please visit the below website to check this.

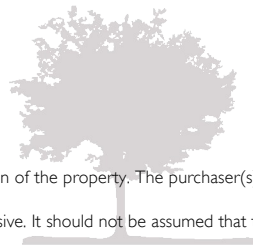
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

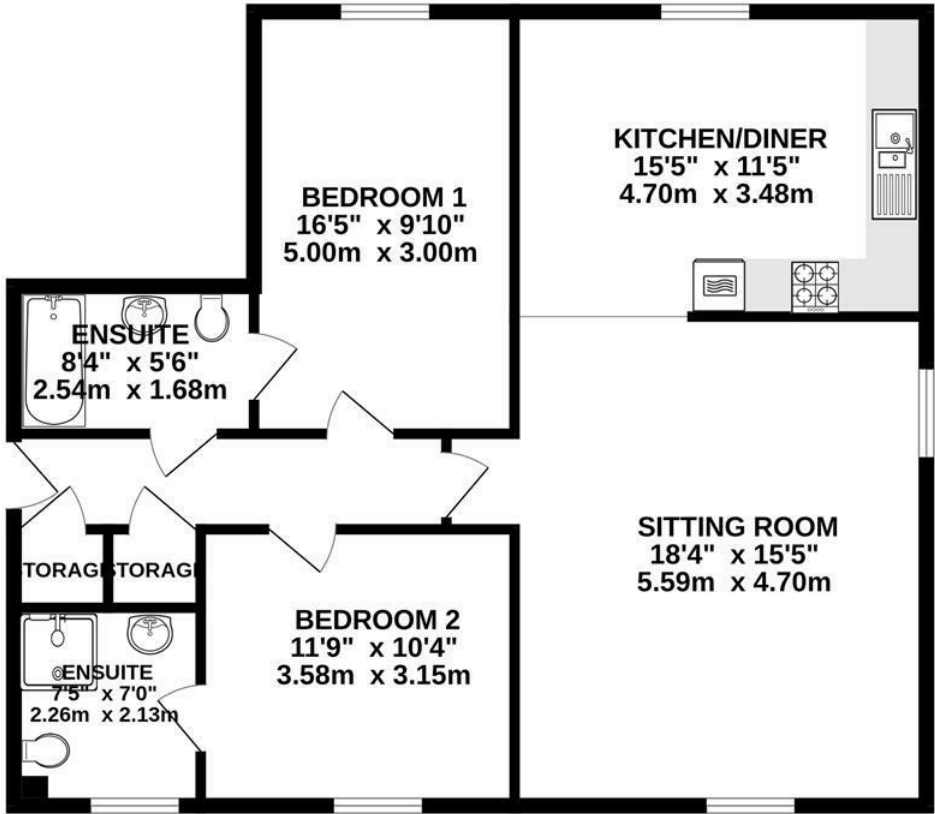
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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.





GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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