



Symonds
& Sampson

Flat 2

5 Marsden Mews, Poundbury, Dorchester, Dorset

Flat 2

5 Marsden Mews

Poundbury

Dorchester

Dorset DT1 3DQ

An attractive fine Georgian style first floor, 2 bedroom apartment, situated within the North East Quadrant.

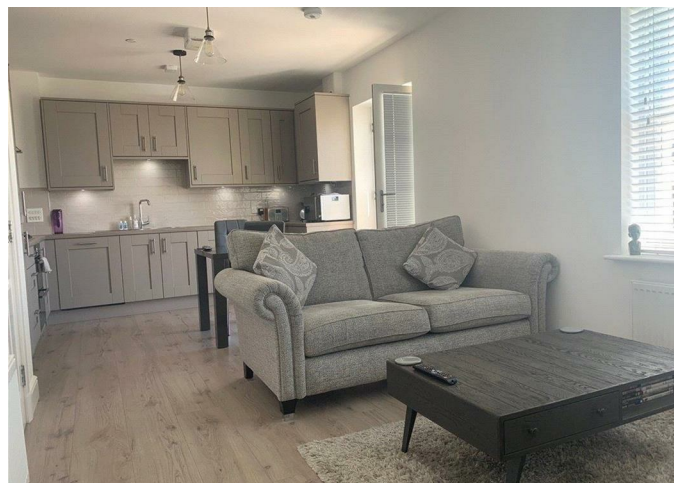


- Stunning first floor apartment
 - Open plan living area
 - Two double bedrooms
 - Bathroom and shower room
 - Allocated parking
 - Council Tax Band C
- Leasehold - 999 years from 2017.
- Service Charge - £1,886.26 per annum.
- Ground rent - we understand there is no ground rent payable on this apartment.

Guide Price **£255,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Accessed from the rear of the building a communal hallway with stairs, leads to the first floor accommodation consisting of; an entrance hallway with two store cupboards. Open plan sitting/dining/kitchen area comprising a range of wall and floor mounted units with worktops over, integrated fridge, freezer, dishwasher, washer/dryer, double electric oven and 5 ring gas hob with extractor hood above. The dining area benefits from double glazed french doors opening up to a Juliette balcony.

The master bedroom enjoys a full length window and an en-suite shower room. There is a second double bedroom together with a family bathroom both with floor to ceiling windows.

OUTSIDE

The property includes a NHBC 10 year warranty and an allocated parking space.

SITUATION

The property is conveniently situated in Marsden Mews within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, gallery, coffee houses, opticians, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and two cinemas.

It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town boasts 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.

DIRECTIONS

What3words/////changes.crinkled.daydreams

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority Dorset Council C

Tel: 01305 251010

MATERIAL INFORMATION

EPC B

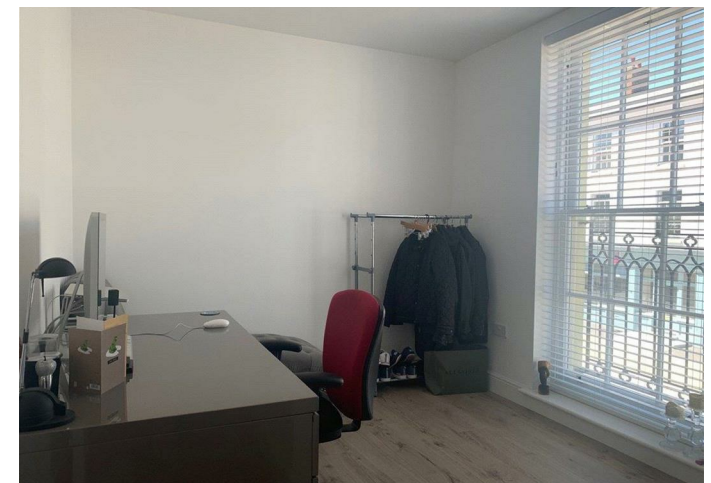
Council Tax Band C

Leasehold - 999 years from December 2017.

Service Charge - £1,886.26 per annum.

Manco Charge

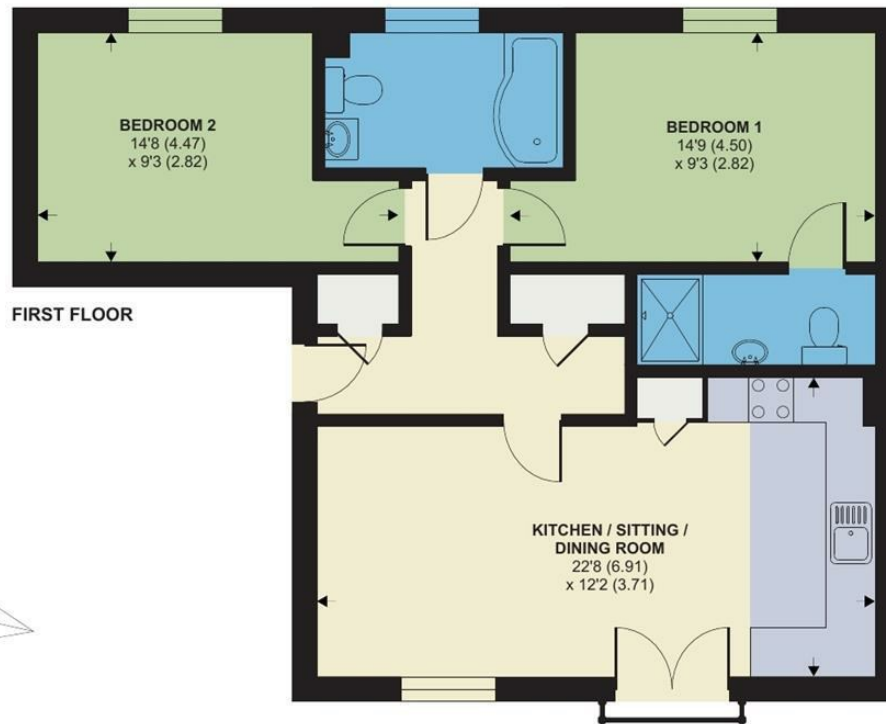
We are advised that there is a sum of circa £150.00 per annum payable to the Poundbury Estate.



Marsden Mews, Poundbury, Dorchester, DT1 3DQ

APPROX. GROSS INTERNAL FLOOR AREA 699 SQ FT 64.9 SQ METRES

Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
Energy Efficiency	D	B	B
Water Efficiency	C	B	B
Overall	C	B	B
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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