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.

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- 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, 125 years from 2017 with 116 years remaining.
- The rent payable on the remaining 55% of the property £4,122.72 per annum (£343.56 per month)
- The service charge £3,937.92 per annum (£328.16 per month).
- Support charge £5,517.20 per annum (£106.10 per week)

Guide Price £50,000

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 (anyone who owns a home would need it be SSTC)
- 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.)

MATERIAL INFORMATION

We understand from our vendor: Leasehold - 125 years from 2017 with 116 years remaining.

The rent payable on the remaining 55% of the property from 1st April 2026 is £343.56 per month (£4,122.72 per annum). This sum increases annually in line with the Retail Price Index plus 0.5%.
The service charge payable from 1st April 2026 is £328.16 per month (£3,937.92 per annum).
The support charge is £106.10 per week (£5,517.20 per annum)

Manco Charge £225 per annum.

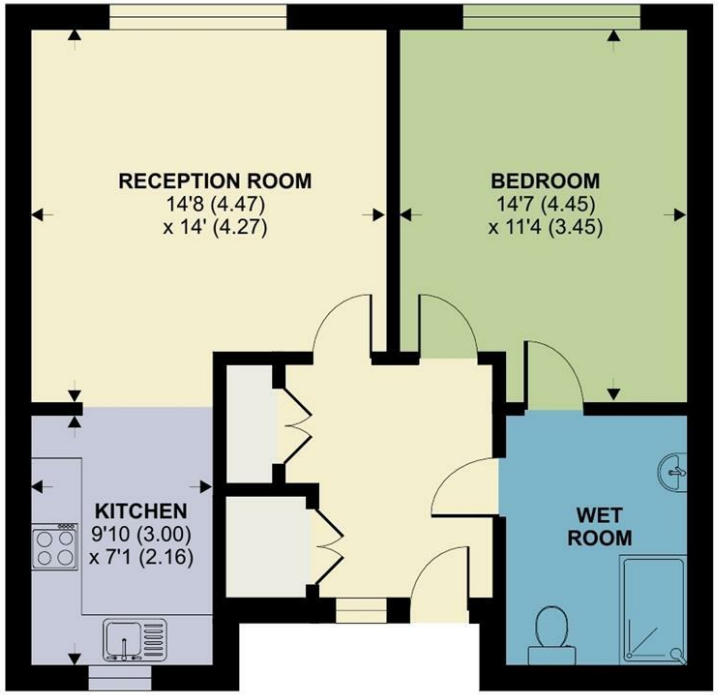
Agents Notes - The property is offered at a 45% share.

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.

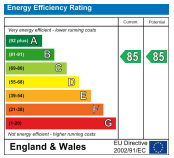
Peverell Avenue East, Poundbury, Dorchester

Approximate Area = 615 sq ft / 57.1 sq m

For identification only - Not to scale



SECOND FLOOR



Certified Property Measurer

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

Poundbury/PGS/25.09.26

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