



Hessary Place, Poundbury

This two bedroom, top floor apartment is ideally situated within the heart of the sought after development of Poundbury, in close proximity to Queen Mother Square and the Buttermarket. The apartment enjoys a lovely aspect, receives plentiful natural light gained via a triple aspect and offers spacious accommodation that is presented to a high standard throughout. In addition, the apartment benefits from an allocated parking space. EPC rating C.

£189,950



Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are 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 and garden centre. A Monart luxury spa is scheduled to open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Entrance

Entrance is gained via a communal door to the rear of the building, providing access to the communal hallway where stairs rise to the third floor.

Apartment 16

Hallway

Entrance to the apartment is gained via a hallway that houses a useful storage cupboard, provides access to all rooms and has loft access with light and ladder.

Sitting Room/Diner 5.94m x 3.84m (19'06" x 12'07")

The apartment enjoys light and spacious living accommodation. The generous sitting room/diner receives plentiful natural light gained via a dual aspect, with a feature porthole window providing lovely views over 'woodlands park'. There are three wall mounted radiators and a television point.

Kitchen 3.18m x 2.36m (10'05" x 7'09")

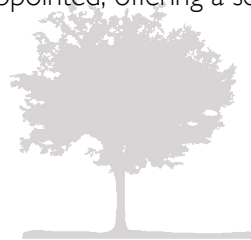
The kitchen is fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface over and a one and a half bowl stainless steel sink unit with mixer tap and drainer. There are a selection of integral appliances including a double oven, a four ring electric hob with extractor hood over, a dishwasher, a wash-dryer and fridge freezer. The room houses the central heating boiler and is finished with tiled flooring, part tiled walls and a feature porthole window that provides the room with natural light.

Bedrooms

The apartment benefits from two good size bedrooms, the master being well appointed, offering a selection of fitted wardrobes that provide ample storage options.

Bedroom One 3.76m max x 3.00m (12'04" max x 9'10")

Bedroom Two 3.51m x 2.72m (11'06" x 8'11")



Bathroom

The bathroom is tastefully fitted with a modern suite comprising a low level wc, a pedestal wash hand basin and a panel enclosed bath with mixer taps and shower attachment over. The room is finished with part tiled walls, a wall mounted radiator, a wall cabinet and a large wall mirror.

Parking

The apartment benefits from one allocated parking space.

Agents Notes

There are approximately 249 years remaining on the lease.

There is an Annual Service Charge of £702.72 and an Annual Manco Charge of £156

Services

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities

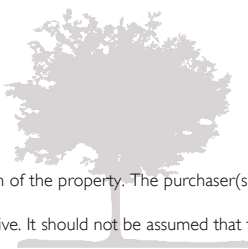
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ, Tel: 01305 251010.

We are advised that the council tax band is B

Viewings

Strictly by appointment with the sole agents:

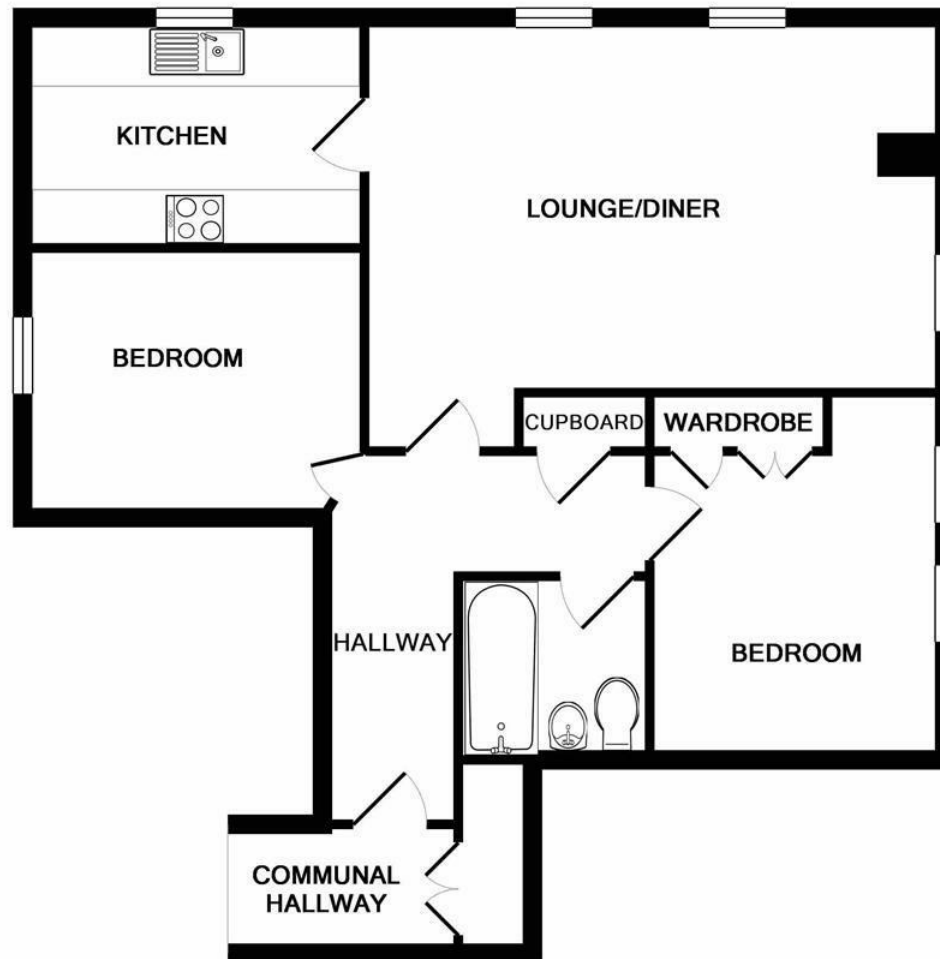
Parkers Property Consultants and Valuers Tel: 01305 340860



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.



HESSARY PLACE
TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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