



AUSTIN 
ESTATE AGENTS

Billingsmoor Lane

Poundbury

Dorchester

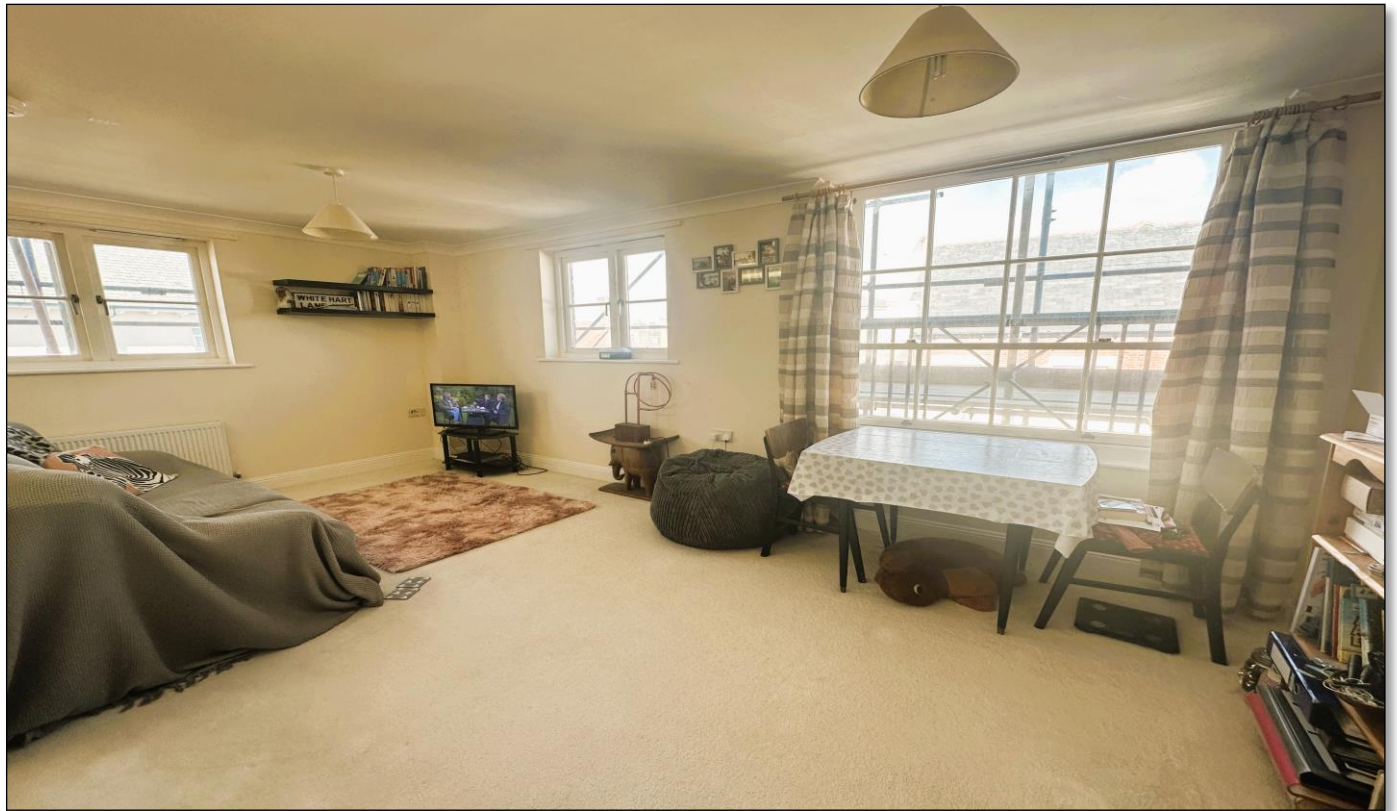
Dorset

DT1 3AJ

£205,000

SUMMARY

- Shared Ownership 100%
- Two Double Bedrooms
- Allocated Parking
- Open Plan Kitchen - Living Area
- Second Floor
- Sought After Location
- Light & Airy
- Viewing Advised
- Ideal First Purchase





SUMMARY OF ACCOMMODATION

APARTMENT

Entrance Hallway

Open Plan Living / Kitchen 17' 5" > 9' 11" x 14' 5" x 10' 2" (5.30m > 3.03m x 4.40m > 3.10m)

Bedroom One 10' 7" x 10' 1" > 8' 2" to wardrobe (3.22m x 3.07m > 2.50m to wardrobe)

Bedroom Two 13' 9" max x 6' 9" (4.20m max x 2.07m)

Bathroom 6' 3" x 5' 5" (1.90m x 1.65m)

OUTSIDE

Allocated Parking

THE PROPERTY

We are delighted to offer to the market this purpose built, second floor modern apartment, situated in the highly regarded residential location of Poundbury. This generously sized apartment boasts an open plan lounge/kitchen/diner area, two bedrooms and a modern bathroom with double glazing and gas central heating throughout. Outside of the apartment the apartment benefits from an allocated parking space.

Upon entering the building both stairs provide access to the apartment, which is located on the second floor. Inside the apartment there is a welcoming entrance hallway, where doors lead to all rooms and a useful storage cupboard. The main feature of the apartment is the open plan, light and airy, lounge / kitchen / dining room. The lounge / dining area is a spacious area, boasting dual aspect double glazed windows allowing ample amounts of natural light to flood the room. The modern fitted kitchen area offers a range of eye and base level storage cupboards, along with an integral gas hob and electric oven with concealed extractor fan. There is space for additional kitchen appliances.

Both bedrooms are double rooms with double glazed windows giving good natural light. Completing the accommodation is the bathroom, comprising panelled bath with shower over, pedestal wash hand basin and WC. Located to the rear of this well maintained building is an allocated parking space.

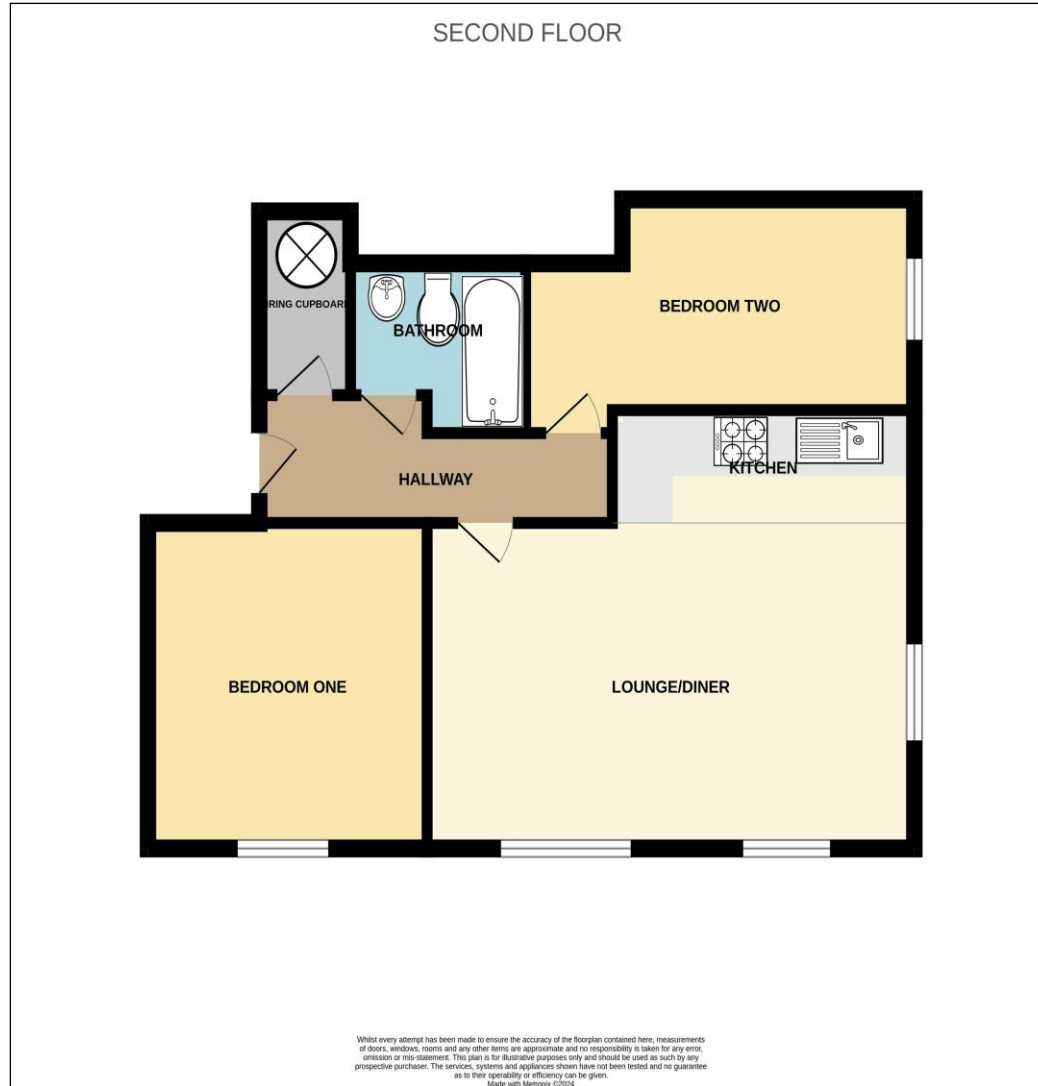
The apartment is within walking distance of the local shops and amenities of Poundbury, including The Great Field, an excellent recreational space. The market town of Dorchester enjoys a range of shops, bars, cafes, restaurants with well renowned schools and a county hospital. The area is further enhanced by the Brewery Square complex boasting a range of boutique shops, bars, cafes, restaurants, fitness centre and a cinema overlooking the fountains in the square. Dorchester South mainline train station, with routes to Bristol Temple Meads and London Waterloo, is also within close proximity.

For further information, or to make an appointment to view this apartment, please contact Austin Estate Agents.

The vendor is selling 100% of the property on a shared ownership basis in conjunction with Aster Housing. We are informed that the service charge is £166.89 per month, including buildings insurance. The lease has 110 years remaining. Residential lettings are permitted. Holiday lettings and pets are not. We would advise you to obtain confirmation of these charges via your solicitor. Purchasers will be required to complete an Aster Housing Application Form.



FLOORPLAN:



LOCATION:



EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX RATING: B TENURE: Leasehold

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MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.