

**Auction**

2 bed apartment to buy in DT1

10 Hamslade Street, Poundbury,
Dorchester, Dorset, DT1 3ET

£150,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 2 Bedroom Ground Floor Flat
- ✓ Light, Bright Accommodation
- ✓ Open plan living space
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Set in the charming area of Poundbury, Hamslade House offers a delightful living experience in a modern setting. This well-appointed ground floor flat, built in 2018, boasts a generous 611 square feet of living space.

There is a bright and airy open plan living area, with stylish Karndean hard flooring. A well-designed bathroom completes the accommodation. The property has oak doors throughout.

Residents will appreciate the added benefits of a communal hallway, which includes post boxes for convenience. The property offers an allocated parking space, making it easy to come and go as you please. For those who enjoy cycling, a communal cycle store is available, along with bin stores for easy waste disposal.

Poundbury is the brain child of King Charles III which embraces a diverse style of architecture combining residential and retail properties to create a village feel. Amenities include Waitrose, Spar, various cafes, bakeries and public houses. There is a doctors surgery, dentists, chiropractors and a veterinary surgery. There are several boutiques, hairdressers and beauty parlours. It is home to an award winning butchers, deli and a splendid Italian bakery.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 241

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,200.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

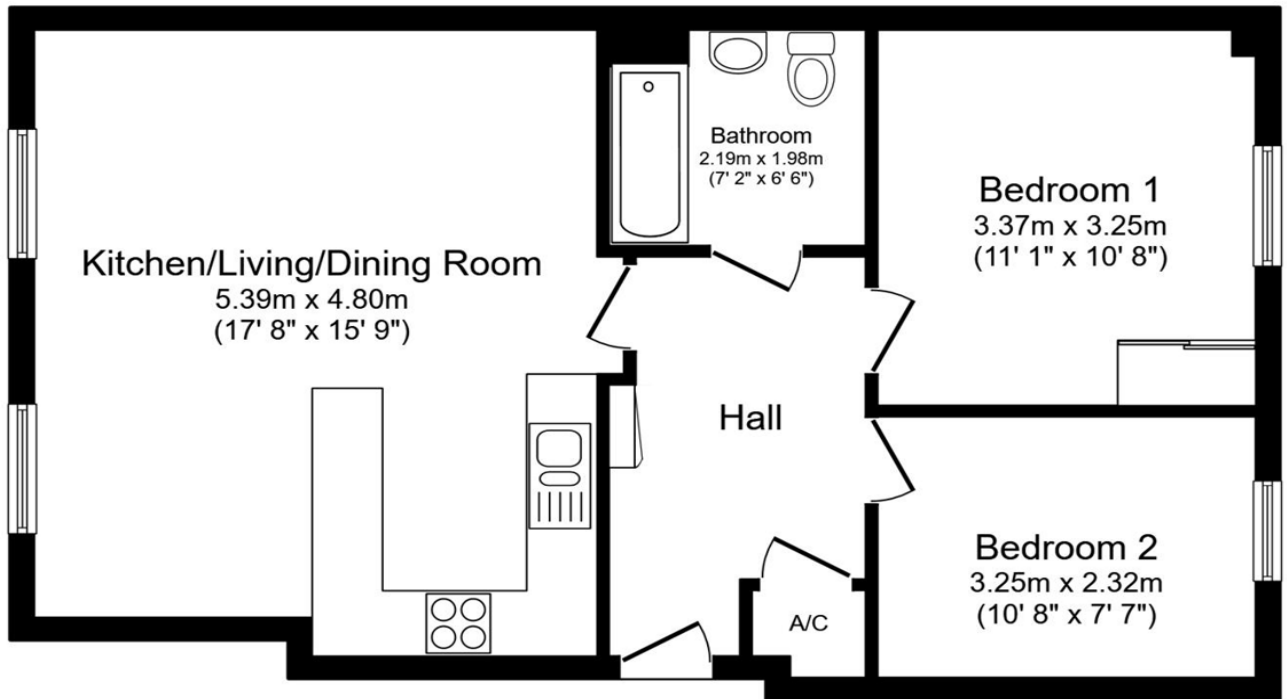
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Ground Floor
Floor area 59.8 sq.m. (643 sq.ft.)

Total floor area: 59.8 sq.m. (643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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