



Flat 5, 25 Crown Street West, Poundbury, Dorchester, Dorset

This second-floor apartment with balcony set in a striking building conveniently situated close to Queen Mother Square.

Guide Price
£345,000
Leasehold

**Symonds
& Sampson**
ESTABLISHED 1858

Flat 5, 25 Crown Street West, Poundbury, Dorchester, Dorset, DT1 3FQ

- A modern second floor apartment with no chain
 - Two double bedrooms
 - Open plan living
- Balcony with views across Poundbury and beyond
 - Elegant high ceilings
 - Two allocated parking spaces
 - Close to Queen Mother Square
 - Leasehold – 999 years from 2019
- Service Charge - £2,197 per annum. No ground rent

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





The Property

This second-floor apartment with balcony set in a striking building conveniently situated close to Queen Mother Square.

Built in 2019 this delightful apartment benefits from a balcony, elegant high ceilings in all rooms, a lift to all floors and two allocated parking spaces.

On the ground floor, a communal entrance hallway with stairs and lift provide access to the 2nd floor. An entrance door leads into entrance hall with an airing and storage cupboard. Leading from the hallway into an open plan sitting room and kitchen/dining room. French doors open onto a balcony with attractive wrought iron railings, enjoying views across Poundbury and the open countryside. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, 4 ring gas hob, extractor fan, integrated dishwasher, fridge, freezer and washing machine/tumble dryer.

There are two double bedrooms, one with a dual aspect and a well-appointed bathroom with a separate shower cubicle and bath.

The apartment has the added benefit of the remaining NHBC guarantee and two allocated car parking spaces situated to the rear of the building. There is a bin store area to the rear of the property.

Situation

Poundbury's guiding principles reflect King Charles's belief that new urban building should be on a human scale, fostering a sense of community and pride in the immediate environment.

The architecture at Poundbury is unashamedly traditional, using material such as stone, slate brick and render. Great emphasis is placed on the quality of design and materials, detail and landscaping. Poundbury is already a vibrant and established community, offering the sort of convenience which makes for a relaxed lifestyle, for everyone. Facilities

range from doctors and dentists to cafés and wine merchants. Need a cycle shop? A florist? A butcher? All these and much more are just a short stroll away, tucked in to Poundbury's attractive streets and quiet corners.

Just down the road, Dorchester itself is an increasingly appealing county town, attracting a variety of new restaurants and up-market retailers. Dorchester's two rail stations offer ready links to Southampton, Bristol and London.

Services

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

Leasehold details

Leasehold – 999 years from 2019
Service Charge - £2,197 per annum.
No ground rent payable.
Manco Charge £180 per annum

Local Authority

Dorset District Council Tel: 01305 251010

Crown Street West, Poundbury, Dorchester

Approximate Area = 843 sq ft / 78.3 sq m

For identification only - Not to scale

Directions

From our Poundbury office turn left onto Queen Mother Square, then onto Peverell Avenue East. Take the left after Bowes-Lyon Court onto Hamslade Street, and then the 2nd right hand turn into Vickery Street, then the 1st left on Marsden Street. Continue to the top of the street and the apartment block is located in front of you on Crown Street West.



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

Poundbury/PGS/08.04.2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1020734



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