



1 Cambridge Walk, Middlemarsh Street, Poundbury, Dorchester, Dorset

A spacious two bedroom first floor apartment within an attractive building, situated in the original phase of Poundbury.

Guide Price

£285,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

1 Cambridge Walk, Middlesmarsh Street, Poundbury Dorchester,

- First floor apartment with own entrance
 - Two double bedrooms
 - Spacious sitting room
 - Separate kitchen
 - Two bathrooms
 - Allocated parking
- Close to Pummery Square
 - No forward chain

Viewing strictly by appointment
Symonds & Sampson
01305 251154





A first-floor apartment with its own entrance, delightfully situated on the edge of Poundbury and just minutes from a large park and a range of amenities. Built as part of the first phase of Poundbury, the property has attractive elevations and offers elegant living accommodation.

Steps lead to the ground floor entrance and up to a well-proportioned first floor apartment. Within the apartment the hallway has a storage cupboard and doors leading to all rooms. The generously proportioned sitting room has two front aspect windows, a living flame gas fire with French doors opening to the kitchen.

The kitchen is well appointed with a range of oak wall and floor cupboards with integrated dishwasher and washing machine together with four ring gas hob and built in electric oven and space for integrated fridge and freezer.

The accommodation includes two double bedrooms, the principal bedroom having a dual aspect and benefits from fitted wardrobes and an en-suite shower room. Family bathroom.

The apartment has the added benefit of an allocated parking space situated to the rear of the building.

Services

Mains water, gas and electricity are connected. Mains drainage.

Broadband - Ultrafast speed available

Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

Leasehold Details

We understand from our vendor:

Leasehold – 250 years from 1999 with 225 years remaining.

Service Charge - £765.00 per annum

Ground Rent - £70.00 per annum

Jestyn Coke Property Management, Blandford Forum

Manco Charge - We are advised that there is a sum of circa £250.00 per annum payable to the Poundbury Estate.

Local Authority

Dorset Council - Tel: 01305 251010.

Council Tax Band: D

EPC: C

Situation

The apartment is situated on Cambridge Walk a short walk to Pummary Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, gallery, coffee houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

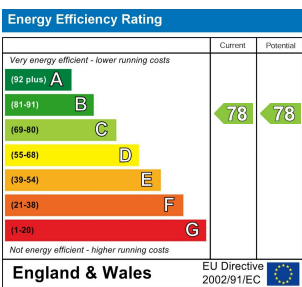
Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby,

football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

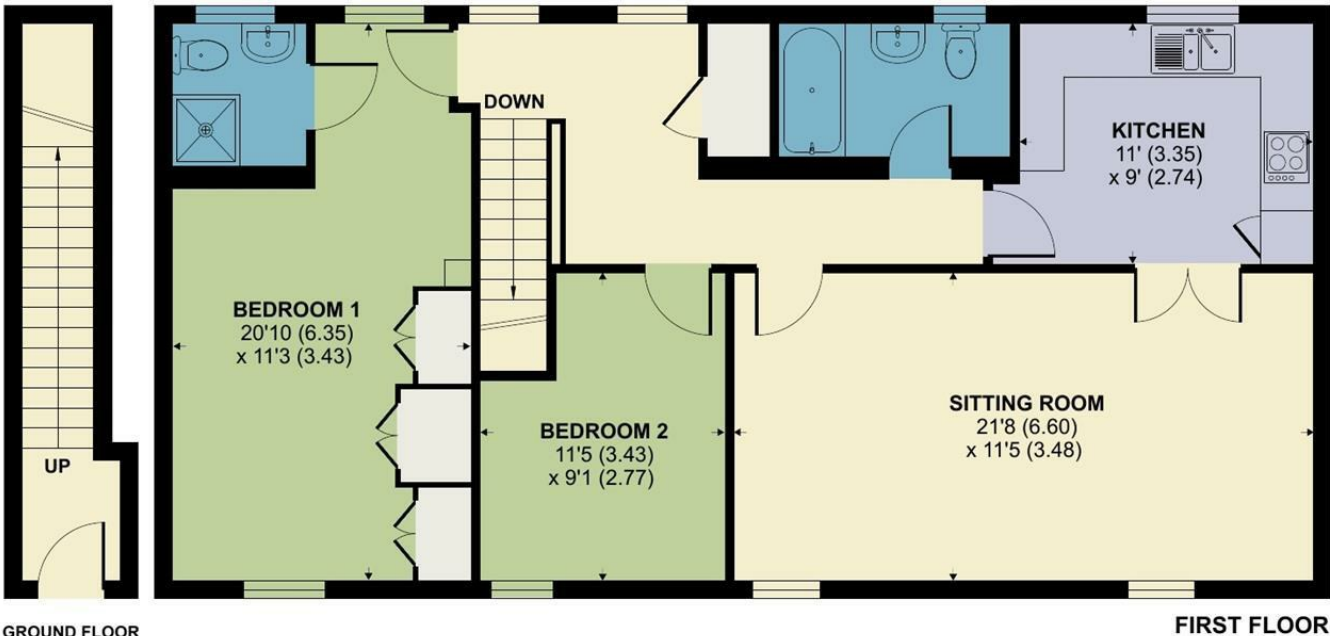
The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

Directions
From our Poundbury office in Queen Mother Square proceed right onto Peverell Avenue West and follow the road to the roundabout and take the 1st exit on to Mansell Square and at the next roundabout, take the 3rd exit onto Middlemarsh Street. Just before Pummery Square, turn left into Cambridge Walk.



Cambridge Walk, Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 949 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1148670



Poundbury/pgs/23.12.24



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