



Flat 5, 3, Crown Place, Poundbury, Dorchester, Dorset

A beautifully designed 2-bedroom penthouse occupying the whole of the third floor with single garage and parking space, enjoying far reaching views over Poundbury.

Guide Price
£350,000
Leasehold



Flat 5, 3, Crown Place, Poundbury, Dorchester, Dorset, DT1 3FE

- Top floor penthouse with lift access
 - Views across Poundbury
- Two double bedrooms & two bathrooms
- Open plan kitchen/living/dining area
 - Garage & parking
- View over Crown Square and beyond
 - Leasehold 996 years remaining
- Service Charge Estimate - £1,816.32 pa
 - Council tax band C

Viewing strictly by appointment
Symonds & Sampson
01305 251154





This modern penthouse is delightfully located just a short walk from The Great Field, Queen Mother Square and a range of local amenities. The well-proportioned penthouse enjoys attractive shaped arch windows with views over Crown Square and far-reaching views towards Dorchester and the surrounding countryside.

Built by well-reputed local builders CG Fry and Son in 2020 with attractive brick-faced elevations under a slate roof the property is accessed from the rear of the building. A communal hallway with stairs and a lift gives access to all floors. The penthouse is found on the top floor with accommodation consisting of; an entrance hallway with store cupboard and airing cupboard. The door opens into a delightful bright and airy open-plan sitting room and kitchen/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, fridge/freezer, washing machine/dryer. Open views across Poundbury and beyond which can be enjoyed from all rooms.

There are two double bedrooms, both with fitted wardrobes,

with the principal bedroom enjoying an en-suite shower room. There is also a well-appointed family bathroom.

The penthouse has the added benefit of a single garage and an allocated parking space which is situated to the rear of the building. The property includes the remainder of the NHBC warranty.

Situation

Crown Place is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Monart Spa, cafés, 2 public houses, veterinary practice, dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

Dorchester is situated within approximately 1 mile and provides a comprehensive range of shopping and recreational facilities including a leisure centre, library and

cinema. It is in the catchment area of a number of highly regarded schools. There are numerous sports clubs including football, cricket, tennis and golf at Came Down. There are many footpaths and bridleways across the beautiful surrounding countryside. The Jurassic Coastline is around 9 miles to the south with attractive sandy beaches, and water sports along the coast of Weymouth/Portland. Dorchester south and west train stations provide direct service to London Waterloo and Bristol Temple Meads respectively. The A35 gives good access to Poole and Bournemouth and the cross-channel ferries at Poole.

Services

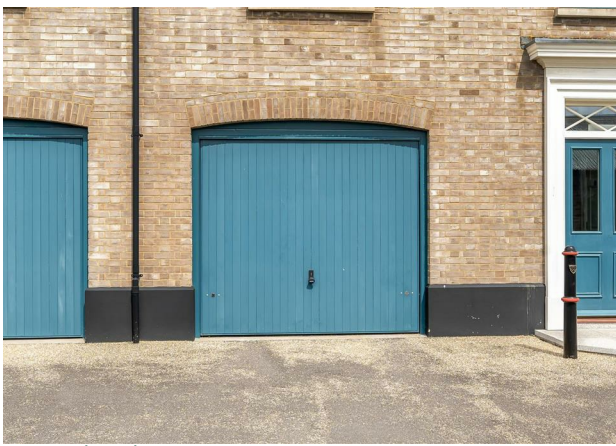
Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband: We are informed that there are Superfast speeds in the area.

Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>).

Local Authority

Dorset Council - Tel: 01305 251010
Council tax band C



Lease details

999 years from 23/09/2020

Service Charge - £1,816.32 per annum payable to Temple Hill Property Management.

Manco 2 - We are advised that there is a sum of circa £155.00 pa payable to the Poundbury Estate.

Please Note

We have been informed by our client that the garage is leasehold with approximately 995 years remaining. The current charge is circa £11.54pa for insurance purposes.

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 continue to the top of the street and turn right into Crown Street West. Follow Crown Street West, passing the 'bridal shop' and Crown Place will be located on the corner of Hayward Road. The entrance to the penthouse is to the rear of the building.

Crown Place, Poundbury, Dorchester

Approximate Area = 934 sq ft / 86.7 sq m

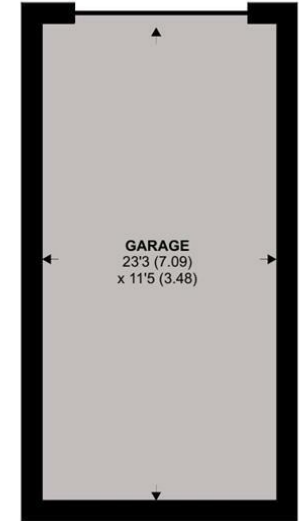
Garage = 269 sq ft / 24.9 sq m

Total = 1203 sq ft / 111.7 sq m

For identification only - Not to scale



GROUND FLOOR



| 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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1153484



Poundbury/PGS/3.7.24

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