



Symonds
& Sampson

Saltash Place

Apartment 4, 2 Great Cranford Street, Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3HQ

Ready to move into, a triple aspect, two bedroom first floor apartment located in the heart of Poundbury opposite Queen Mother Square, and Pavilion Green



- Ready to move into
- Master bedroom en-suite
 - Family bathroom
 - Utility room
- Spacious open plan kitchen and living room
 - Lift access
 - Two parking spaces
- Leasehold with 248 years remaining
 - Service Charge £2,071.00 p/a

Guide Price £350,000

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

A beautiful, light and airy, triple aspect, first floor apartment with views over Pavilion Green and Queen Mother Square. The property is one of only six apartments in this exclusive development, completed 2 years ago. It offers open plan living with high ceilings, master bedroom en-suite, a second double bedroom, utility room and family bathroom, two allocated parking spaces and a covered bike store in the adjacent Mews building.

ACCOMMODATION

The apartment is located on the first floor, from the entrance the rooms lead from the long hallway to an open plan kitchen and living room. The kitchen has a large breakfast area, neutral kitchen units, built-in AEG electric oven, gas hob, dishwasher and fridge freezer. The spacious, double aspect, open plan living room is flooded with natural light from the tall sash windows with views over Pavilion Green and countryside beyond. Two double bedrooms, a utility room, with spaces and plumbing for a washing machine plus a tumble dryer or fridge. The master bedroom has a generous en-suite shower room and deep, floor-to-ceiling fitted wardrobes. There is also a well appointed family bathroom, with bath and shower.

OUTSIDE

The apartment benefits from two allocated parking spaces, in the private Mews. There is also access to a covered, secure bike store and a separate recycling area.

SITUATION

The apartment is situated opposite The Royal Pavilion Monart Spa and shops in Queen Mother Square: Waitrose, a gallery, cafes and restaurants. In addition to the many boutiques and salons Poundbury also benefits from two GP surgeries, dental surgeries, and a veterinary practice.

DIRECTIONS

What3words/////ferrying.proved.assemble

SERVICES

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

Broadband: Ultrafast to the door.
Mobile Phone: network coverage from a range of providers
(Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

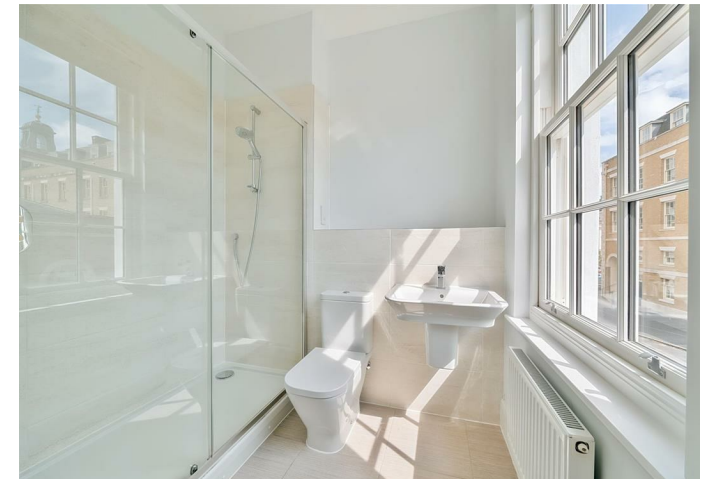
Local Authority Dorset Council 01305 251010
Council Tax Band D

EPC B

National House Building Council (NHBC) warranty

Leasehold - 250 years with 248 years remaining.
Service Charge - £2,071.00 p/a. The service charge covers building maintenance and cleaning
Peppercorn ground rent
RMG Property Management Company

Manco Charge 4: We are advised that there is a sum of £180.00 p/a payable to the Poundbury Estate Company in 2024.

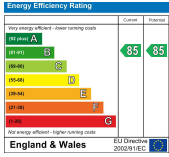




Great Cranford Street, Poundbury, Dorchester

Approximate Area = 915 sq ft / 85 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1172858



Poundbury-PGS-15.08.24



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