

Symonds
& Sampson

Flat 6, Hamslade Square

Poundbury, Dorset

Flat 6

2 Hamslade Square

Poundbury

Dorchester

Dorset DT1 3HB

A delightful, two bedroom second floor apartment located in the heart of Poundbury close to Queen Mother Square and Pavilion Green.



- Spacious open plan kitchen/sitting/dining room
 - Lift access
 - Principal bedroom en-suite
 - Family bathroom
- Allocated undercover parking space
- Leasehold with 995 years remaining
 - Service charge £2,290 p/a
- Remainder of NHBC guarantee
 - Vacant possession

Guide Price £325,000

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

Hamslade Square has beautiful mellow brick elevations under a slate roof, built in 2020 and close to Pavilion Green and Queen Mother Square. The property has attractive arched windows allowing light to flow through and is presented in very good order throughout. There is an allocated under-cover parking space.

THE ACCOMMODATION

The apartment is located on the second floor with lift access. A long hallway leads to an open plan kitchen/sitting/dining room, along with a useful storage and airing cupboard. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with an eye level double electric oven, gas hob with extractor hood above, fridge/freezer, dishwasher and washer/dryer. Two double bedrooms, the principal bedroom with an en-suite shower room. There is also a well appointed family bathroom, with bath and shower.

OUTSIDE

The apartment benefits from an allocated under-cover parking space and there is further open parking. There is also access to a covered, secure bike store and a separate recycling area.

SITUATION

The apartment is situated close to the shops in Queen Mother Square: Waitrose, Monart luxury spa, 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///digs.expectant.household

SERVICES

Mains electric, water and drainage. Gas fired central heating system.
Local Authority Dorset Council 01305 251010
Council Tax Band D
EPC B

Broadband: Ultrafast speed is available in the area. Highest download speed 220 Mbps
Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Leasehold Details:

We understand from our vendor:

Leasehold – 999 years from November 2020 with 995 years remaining.

Service Charge - £2,290 per annum

Emblem Property Management Company



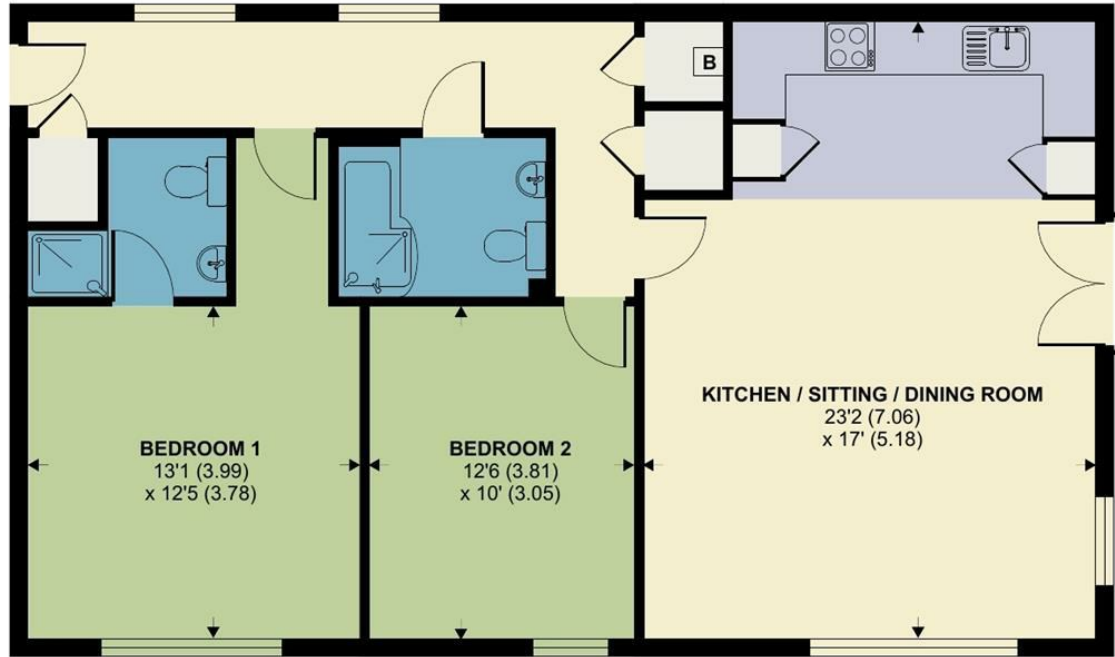
Hamslade Square, Poundbury, Dorchester

Approximate Area = 930 sq ft / 86.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-91)	B		
(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			



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1178396



Poundbury/pgs/31.8.24



01305 251154

poundbury@symondsandsampson.co.uk
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT