

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line at the bottom.

Symonds
& Sampson

Flat 6, 1 Coningsby House

Coningsby Place, Poundbury, Dorset

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Coningsby Place
Poundbury
Dorset DT1 3EY

A modern ground floor apartment with open-plan living and access to a balcony from the sitting room. The apartment is spacious with three double bedrooms and an allocated parking space and is located on the fringe of Poundbury.



- Spacious open plan kitchen/sitting/dining room
 - Sitting room balcony
 - Principal bedroom en-suite
 - Family bathroom
 - Modern features throughout
- Allocated parking space & communal bike storage
 - Service charge £2,411.10 per annum

Guide Price £375,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Coningsby House is an attractive building constructed with mellow brick elevations under a tiled roof. The high ceilings in this ground floor apartment provides a light and airy atmosphere. Externally, there is an allocated parking space.

THE ACCOMMODATION

A communal entrance leads to flat 6 located on the ground floor. The accommodation comprising an entrance hallway with a useful storage cupboard. There is a delightful, open-plan kitchen/sitting/dining room with access to a balcony with a south-westerly outlook. The modern kitchen is fitted with an attractive range of wall and floor cupboards with a built-in double electric oven, inset five-ring gas hob with extractor fan over, fridge/freezer, a washer/dryer machine, and a dishwasher. The living area is spacious, light and airy.

There are three double bedrooms, the principal bedroom enjoys an en-suite shower room and fitted wardrobe. There is also a well-appointed family bathroom.

OUTSIDE

The apartment has one allocated parking space and access to a communal bike store.

SITUATION

The property is situated in a convenient location close to

the stylish Butter Market and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist and doctor surgeries along with a number of specialist outlets.

Dorchester town centre is situated approximately one and a half miles away and offers 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 such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

DIRECTIONS

What3words:///salaried.deadline.shall

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 likely indoors and outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Leasehold Details:

We understand from our vendor:

Leasehold – 250 years from January 2018 with 243 years remaining.

Service Charge - £2,411.10 per annum

Management Company - Coningsby Place Management Company Limited

Manco Charge 3: We are advised that there is a sum of £204.00 pa payable to the Poundbury Estate Company.



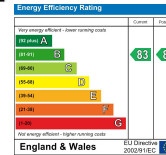
Coningsby Place, Poundbury, Dorchester

Approximate Area = 1205 sq ft / 111.9 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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1179823



Poundbury/PGS/02.09.2024



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