

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

Symonds
& Sampson



Flat 2, 5 Widcombe Street
Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3BS

A first floor duplex apartment set within this imposing Palladian building, with 3 double bedroom, 3 bathroom and a southerly facing balcony, enjoying countryside views.



- Spacious sitting/dining room
- First floor balcony with southerly aspect
 - Lift to first floor
 - Garage
- Leasehold with 240 years remaining
- Service charge £3,340 per annum
 - No ground rent payable
 - No forward chain

Guide Price £550,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

This impressive building with its mellow brick and pillared balconies is situated in an elevated position on the fringe of Poundbury. Constructed in 2014 this fine 1st floor duplex apartment with lift to the first floor, offers light and spacious accommodation and is presented in very good order throughout, with a garage to the side of the building.

THE ACCOMMODATION

A welcoming entrance hall leads to a grand sitting/dining room with French double doors leading onto a favoured south-facing balcony with far-reaching countryside views. Leading from the sitting/dining room, the kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, induction hob with extractor hood above, fridge/freezer and dishwasher. Double doors from the kitchen lead to an extensive balcony. There is a useful utility room with space for appliances, understair storage cupboard and cloakroom.

On the second floor there are three double bedrooms, two with luxury en-suite shower rooms. There is also a well appointed family bathroom, with bath and shower.

OUTSIDE

Externally there is a single garage with power and light and an electric up and over door.

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.

DIRECTIONS

What3words:///fevered.fork.outsmart

SERVICES

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

Local Authority
Dorset Council 01305 251010

Broadband: Superfast speed is available in the area. Highest download speed 80 Mbps

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

MATERIAL INFORMATION

Council Tax Band F
EPC C

Leasehold Details:

We understand from our vendor:
Leasehold – 250 years from 16 May 2014 with 240 years remaining.
Service Charge - £3,340 per annum.
Share of Freehold. The property owns 1/5th of the Freehold. No ground rent is payable.

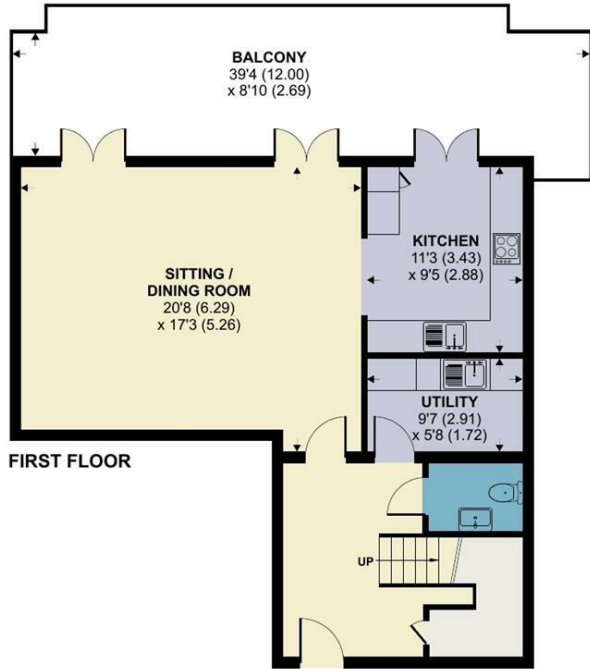
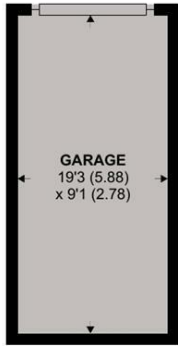
Manco Charge 3:

We are advised that there is a sum of £204.00 per annum payable to the Poundbury Estate Company.



Widcombe Street, Poundbury, Dorchester

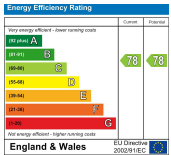
Approximate Area = 1801 sq ft / 167.3 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1977 sq ft / 183.6 sq m
 For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1187794



Poundbury/PGS/19.11.24rev



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