



## Flat 1, 9 Coningsby Place, Poundbury, Dorchester, DT1 3EY

A modern and well presented ground floor flat set within an attractive building constructed with brick elevations under a tiled roof. It offers open plan living, with three bedrooms, two bathrooms and an allocated parking space.

- Ground floor apartment
  - Open plan living
  - Two bathrooms
- Leasehold 250 years with 244 years remaining
- Three bedrooms
- Beautifully presented
- Allocated parking
- Service charge £1,200 per annum

Guide Price **£300,000**

Leasehold

## THE PROPERTY

A modern and well presented ground floor flat set within an attractive building constructed with brick elevations under a tiled roof. It offers open plan living, with three bedrooms, two bathrooms and an allocated parking space.

## ACCOMMODATION

A communal entrance leads to the flat 1 located on the ground floor. The accommodation comprising entrance hallway with Karndean flooring and a useful storage cupboard. There is a delightful, triple aspect, open plan kitchen/sitting/dining room with Karedean flooring continuing from the hallway. The modern, shaker style kitchen is fitted with an attractive range of wall and floor cupboards with a built in AEG double electric oven, inset six ring induction hob with extractor fan over, fridge/freezer, a washer/dryer machine and dishwasher. The living area offers ample space for living room furniture and a dining table and chairs.

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

## OUTSIDE

The flat has one allocated parking space located to the side of the building.

## 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 surgery and doctors surgery along with a number of specialist outlets.

Dorchester town centre is situated approximately one and 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:///underway.scrum.pickup

## SERVICES

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

Broadband: Ultrafast is available in the area

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

Local Authority Dorset Council 01305 251010

## MATERIAL INFORMATION

Council Tax Band D

EPC B

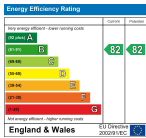
Leasehold - 250 years from 1st January 2018  
244 years remaining.

Service charge -£1,200 per annum

Buildings Insurance - £224.40per annum

Management company -Coningsby Gate Management Company Ltd

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



GROUND FLOOR  
844 sq. ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq. ft. (78.4 sq.m.) approx.  
Unless any other floor area is stated on the contract of sale, the floor area of the property is based on the measurements of the walls, ceiling, stairs and any other area as appropriate and no responsibility is taken for any error, omission or mis-statement. The floor area is for general guidance only and does not constitute a guarantee of floor space or efficiency can be given. Please refer to the contract of sale.

Poundbury/PGS/29/08/24



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