

# Flat 6, 25 Crown Street West

# Poundbury Dorset DT1 3FQ

A second-floor apartment with two bathrooms. cloakroom and lift to all floors, set in a distinctive building conveniently situated close to Queen Mother Square and The Great Field.









- A modern second floor apartment with no chain
  - Delightful open plan living
  - Views across Poundbury and beyond
    - Elegant high ceilings
      - Lift to all floors
    - Two bathrooms & cloakroom
      - Allocated parking
  - Leasehold 999 years from 2019
- Service Charge £2,857 per annum. No ground rent

Guide Price £315,000 Leasehold - Share of Freehold

Poundbury Sales 01305 251154 poundbury@symondsandsampson.co.uk







#### THE PROPERTY

Built in 2019 this second floor apartment is situated in an attractive characterful Stucco fronted building. This beautifully presented apartment offers open plan living with high ceilings, two double bedrooms both with en-suite 
The property is conveniently situated in Crown Street bathrooms, a separate cloakroom, lift to all floors and an allocated parking space.

#### ACCOMMODATION

On the ground floor, a communal entrance hallway with stairs and lift provide access to the 2nd floor. An entrance door leads into a welcoming entrance hall with an airing cupboard, cloakroom and open plan sitting room and kitchen/dining room with Moduleo vinyl flooring. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, 4 ring gas hob, extractor fan, integrated dishwasher, fridge, freezer and washing machine/tumble dryer.

There are two double bedrooms both enjoying delightful en-suite bathrooms.

#### OUTSIDE

The apartment benefits from an allocated parking space to the rear of the property in the courtyard area. There is also access to a separate recycling area.

#### DIRECTIONS

What3words///kebabs.overdrive.deputy

#### SITUATION

West within walking distance of Queen Mother Square. which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa. gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

#### **SERVICES**

Mains gas, electric, water and drainage. Gas fired central heating system. BT fibre and Sky TV.

Local Authority District Council Tel: 01305 221000

Broadband: Ultrafast broadband is available in the area with 1800 Mbps download speeds.

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

#### MATERIAL INFORMATION

Council Tax Band C. FPC B

Remainder of NHBC guarantee.

Leasehold Lease Details

We have been informed by our seller that the property is on a 999 year lease with currently 994 years remaining. Annual service charge £2,857.00 pa. No ground rent.

Symonds & Sampson, managing agents for Abbey Court (Poundbury) Management Company Limited

The leaseholder automatically becomes a shareholder in Poundbury (Manco 2) Limited, annual charge is £200.00.







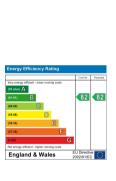
### **Crown Street West, Poundbury, Dorchester**

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale











#### Poundbury/PGS/25/04/25





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