

Symonds
& Sampson



Flat 6, 25 Crown Street West
Poundbury, Dorset

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 £275,000

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 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

The property is conveniently situated in Crown Street 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
EPC 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



SECOND FLOOR

Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Target
A (92-100)	82	82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1258232



Poundbury/PGS/06/12/25



01305 251154

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



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

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 or 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.