



Symonds  
& Sampson

# Flat 2 Charlotte House

8-10 Crown Street West, Poundbury, Dorchester, Dorset



# Flat 2 Charlotte House

8-10 Crown Street West  
Poundbury Dorchester  
Dorset DT1 3DW

A one bedroom ground floor flat set in an attractive Georgian style building, with allocated parking, conveniently situated close to Queen Mother Square.



- Ground floor flat situated close to Queen Mother Square
  - Open plan kitchen/dining/sitting room
    - Double bedroom
  - High elegant ceilings
    - Bathroom
  - Allocated parking
    - Leasehold
- Service charge £1,735per annum

Guide Price £195,000

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Built in 2018 this ground floor flat is situated in an attractive building with brick elevations under a slate roof. The property has attractive large sash windows allowing light to flow through and is presented in good order throughout.

## ACCOMMODATION

The property is accessed via the front of the building along with a rear access via the car park.

The accommodation consists of; an entrance hallway with two useful storage cupboards, one with a boiler. A door opens into a delightful open-plan sitting room and kitchen/dining room which is a real feature, with two large sash windows to the front of the building. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, integrated dishwasher, fridge/freezer, washer/dryer.

There is a double bedroom with a fitted wardrobe and a large sash window looking out to the rear of the building. The stylish bathroom with bath and shower over.

## OUTSIDE

To the rear of the building there is an allocated parking space.

## DIRECTIONS

What3words/////chatting.stall.approve

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

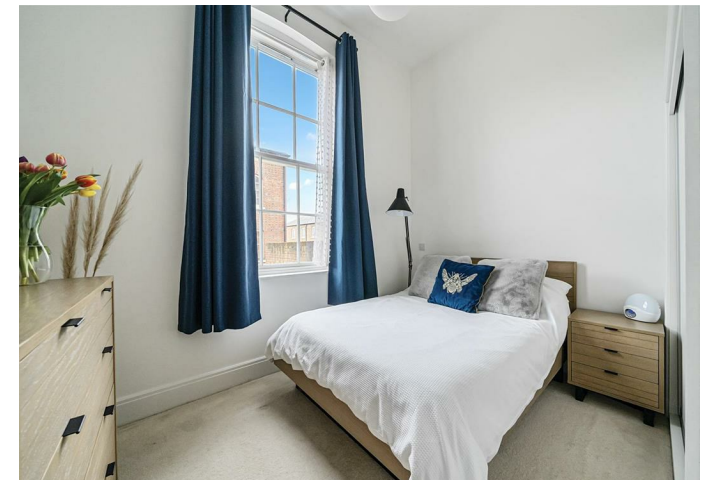
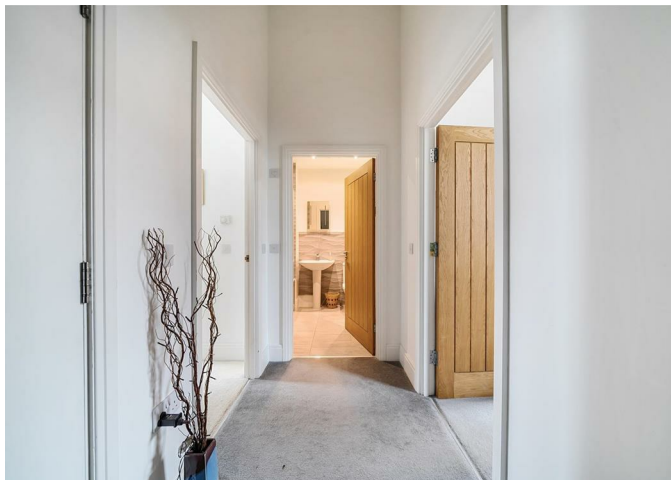
## MATERIAL INFORMATION

Council Tax Band C  
EPC B

Leasehold Details:  
We understand from our vendor:  
Leasehold – 250 years from 1st January 2017 with 242 years remaining.

Service Charge - £1,735 per annum.  
Management Company - RMG Management Company Ltd

Manco Charge 2: We are advised that there is a sum of £225 per annum payable to the Poundbury Estate Company with a reduction of £25.00 if paid earlier.

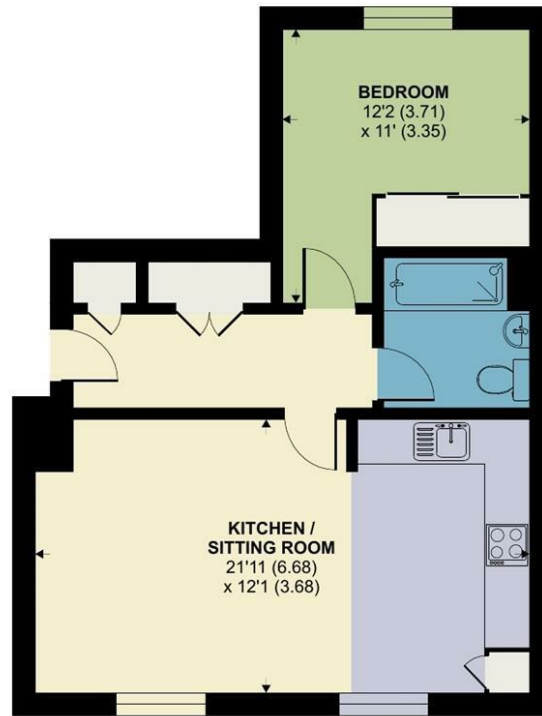




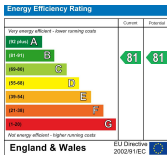
# Crown Street West, Poundbury, Dorchester

Approximate Area = 523 sq ft / 48.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1253791



Poundbury/PGS/18.03.2025



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