

Flat 10 Coningsby House

1 Coningsby Place, Poundbury, Dorchester, Dorset

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1 Coningsby Place
Poundbury Dorchester
Dorset DT1 3EY

A modern second floor apartment with an impressive roof terrace with far reaching open views and lift access.

The spacious apartment with two bedrooms, two bathrooms and an allocated parking space is located on the fringe of Poundbury.



- Top floor apartment with far reaching countryside views
 - Double aspect sitting room
 - Impressive roof terrace
 - Lift to all floors
 - Principal bedroom en-suite
 - Allocated parking
- Service charge £2,411.10 per annum
- Leasehold – 250 years with 243 years remaining

Guide Price £355,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Coningsby House is an attractive building constructed with mellow brick elevations under a tiled roof. This top floor apartment provides an light and airy atmosphere with a generous sized roof terrace. Externally, there is an allocated parking space.

THE ACCOMMODATION

A communal entrance with stairs and lift access to the first floor and access to flat 10. This stylish accommodation comprises an entrance hallway with access to all principal rooms. There is a spacious, light, and airy double aspect sitting room and a modern kitchen fitted with an attractive range of wall and floor cupboards with quartz worksurfaces over, a built-in double electric oven, inset five-ring gas hob with extractor fan over, fridge/freezer, a washer/dryer machine, and a dishwasher. Leading from the kitchen via a set of French doors is a delightful, sizeable roof terrace enjoying far-reaching views over the open countryside towards Maiden Castle.

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

OUTSIDE

The apartment has one allocated parking space, bin store and access to a communal bike store.

DIRECTIONS

What3words:///dishes.investor.passwords

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.

Dorchester town centre is situated approximately one and a 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.

SERVICES

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

Local Authority
Dorset Council 01305 251010

Broadband: Ultrafast speed is available in the area. Highest

download speed 1800 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 D
EPC B

Leasehold Details:

We understand from our vendor:

Leasehold – 250 years from 1st January 2018 with 243 years remaining.

Service Charge - £2,411.10 per annum.

Management Company - Coningsby Place Management Company Ltd

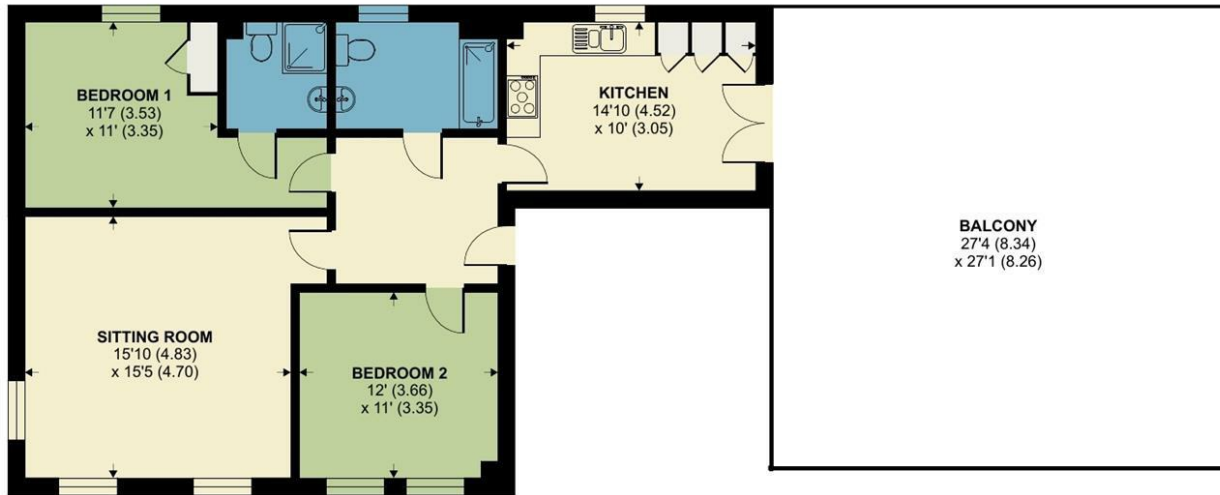
Manco Charge 3: We are advised that there is a sum of £220 per annum payable to the Poundbury Estate Company.



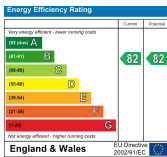
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Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale



SECOND 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: 1271461



Poundbury/PGS/03.04.25



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