



Symonds
& Sampson

79b Oliver House

Great Cranford Street, Poundbury, Dorchester, Dorset

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Great Cranford Street
Poundbury Dorchester
Dorset DT1 3SQ

A beautifully designed 2 bedroom, 2 bathroom, ground floor apartment with lift to all floors and parking space, situated close to Queen Mother Square.



- Ground floor apartment
- Sitting/dining room
- Two double bedroom
 - Two bathrooms
 - Allocated parking
- 10 year NHBC Warranty
- Leasehold with a 999 year lease
- Annual service charge £2,099

Guide Price **£330,000**

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

Plot 79b is a ground floor apartment with attractive brick-faced elevations under a slate roof. The accommodation comprising a sitting/dining room, separate kitchen, two bedrooms, two bathrooms and a parking space.

ACCOMMODATION

A communal hallway with stairs and a lift gives access to all floors. The apartment is found on the ground floor with accommodation consisting of an entrance hallway with a store cupboard and an airing cupboard. The door opens into a delightful dual aspect sitting/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, induction hob with extractor hood above, fridge/freezer, washing machine/dryer.

There are two double bedrooms, the principal bedroom enjoying an en-suite shower room. There is also a well-appointed family bathroom.

The property includes a 10 year NHBC warranty.

The drawings & photography and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

There is an allocated parking space.

SITUATION

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion.

A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding

Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

SERVICES

Electricity, gas, water and mains drainage. Gas fired central heating.

Local Authority
Dorset Council Tel: 01305 251010

Council tax band: TBC
EPC: Predictive Assessment: B

Tenure
Leasehold
We have been informed by the developers there will be a 999 year lease.
Annual service charge of £1,841.00



| Energy Efficiency Rating | | |
|---|--------------|------------|
| Very energy efficient - lower running costs | Current | Potential |
| 100-91 A | | |
| 90-81 B | | |
| 80-65 C | | |
| 55-48 D | | |
| 45-39 E | | |
| 35-29 F | | |
| 25-19 G | | |
| 15-10 H | | |
| 1-5 I | | |
| England & Wales | EU Directive | 2002/91/EC |

PLOT 79B TWO BEDROOM HOME

GROUND FLOOR FLAT

Living Room/ Dining Room
4.24 x 5.20m (13'11" x 17'1" ft max) (Living Room)
(Dimension including recess)

2.54 x 3.47m (8'4" x 11'5" ft max) (Dining Room)

Kitchen

3.11 x 3.02m (10'2" x 9'11" ft max)

Bedroom 1

3.42 x 3.81m (11'3" x 12'6" ft max)

Bedroom 2

3.17 x 3.81m (10'5" x 12'6" ft max)



GROUND FLOOR

(Please note floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 10mm. If small dimensions are usually stated and there is any discrepancy with floor plan.)

Footnote shows on floor plans in the illustration program only.



Poundbury/PGS/27.08.25



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

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