



Coningsby House Place | Poundbury | Dorchester | DT1 3EY

Offers Over £240,000

BEAUMONT  JONES

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This spectacular one bedroom first floor apartment is impressive in size and located in a popular part of Poundbury. High ceilings and spacious accommodation can be found through-out includes; welcoming hallway, double doors opening to a large open-plan living area with light triple aspect, a large double bedroom and modern shower room. Externally, there is an allocated parking space and communal bike stores.

- Impressive One Bedroom Apartment
- Tucked Away Position in Poundbury
- Spacious Accommodation
- Allocated Off-Road Parking
- Large Open-Plan Living Area
- First Floor with Lift Access

Full Description

Accommodation

Entrance to the accommodation is via a secure video entry system into the communal hallway with lift and stairs access to the first floor and front door opening into the apartment. On entrance into the welcoming hallway, the space, light and impressive ceiling heights are immediately noted, the hallway has natural light from the side aspect window and plenty of space for furniture. From here, double doors open into the impressive open-plan living area. This room is flooded with light from the five windows covering all aspects and the continuation of the impressive high ceilings. The space naturally sets a living area, plenty of space for a large dining table and the kitchen area which is set to one side of the room. The classic styled modern kitchen offers a range of wall and base units providing ample



Superior & spacious one bedroom apartment with spectacular high ceilings and generous sized accommodation



storage. The dual aspect offers some pleasant open views towards Maiden Castle. Fitted appliances include; fridge/freezer, four ring gas hob, oven & grill, dishwasher and washer/dryer.

Returning to the hallway, a doorway leads to the generous sized double bedroom. A further impressive sized room with side aspect windows, plenty of space for furniture and a useful built-in storage cupboard. The adjacent shower room is modern and offers a large walk-in shower, pedestal wash hand basin and low level WC.

Outside

Tucked off one of the main roads through Poundbury in a quiet position, this apartment offers one allocated parking space in a pretty courtyard setting. There is plenty of street parking nearby. There is also a communal bike store and separate bin store.

Location

Situated in the popular location of Poundbury, on the outskirts of the county town of Dorchester. Within walking distance from the property there are plenty of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant, a range of different bistros, coffee shops/cafes, beauty salons, luxury spa, shops, hairdressers, dentists, medical centre, garden centre and Damers First School. The Great Field is moments away for an open outdoor stroll, and Dorset County Hospital is also nearby.

Services: - Gas Central Heating. Mains electric & drainage.

Dorset Council- Council Tax Band C.

Disclaimer: - Beaumont Jones and their clients 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. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

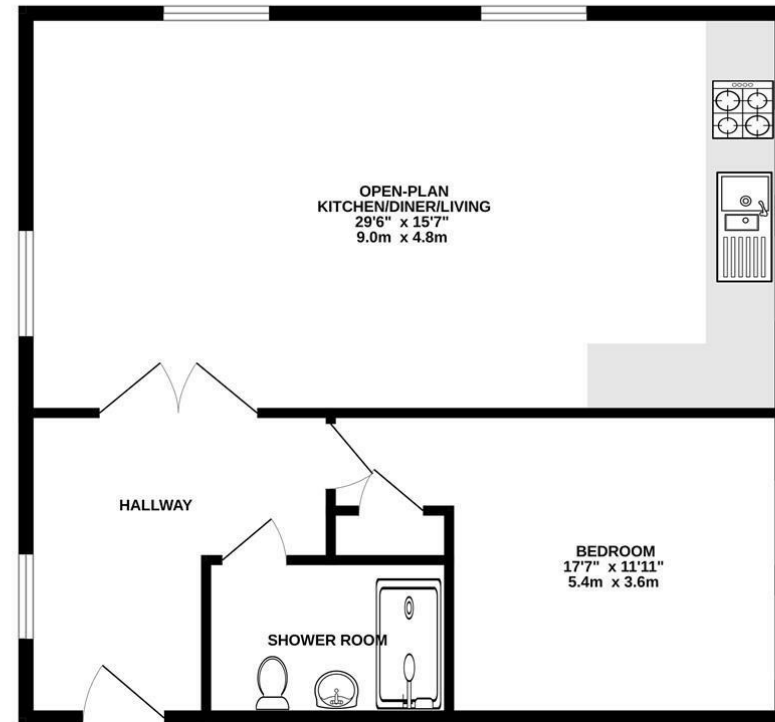
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 809 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We value more than your property

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