



Instinct Guides You



## Crown Square, Poundbury, Dorchester £350,000

- Substantial Southerly Aspect Balcony
- Short Walk To The Great Field & Queen Mother Square
- Beautifully presented Throughout
- Lift Access to First Floor Apartment
- Allocated Parking
- Long Lease 248 Years
- Dorchester Town Centre & South Train Station less than 2 miles away
- Contemporary Open Plan Layout
- Close To A Range Of Shops & Boutiques
- Two Double Bedrooms



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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Mowlam Tominey is delighted to present this superbly finished apartment, boasting a spacious Southerly balcony with charming views over the thoughtfully designed streetscapes. Situated in the highly sought-after Crown Square, this property enjoys close proximity to an array of boutique shops, restaurants, and amenities, offering convenience and a vibrant local atmosphere. Allocated parking.

Access to the property is via a well-maintained communal entrance at the rear, conveniently positioned adjacent to the parking area. Residents will appreciate both stair and lift access, along with the beautifully kept communal spaces.

Inside, the apartment is presented in a bright, contemporary style, creating a welcoming and versatile living environment. At its heart is the modern kitchen-living area, where the open-plan design seamlessly blends functionality and style. This spacious room easily accommodates a range of furnishings, while double doors extend onto the substantial balcony—perfect for indoor-outdoor living.

The primary bedroom features ample built-in storage and charming double doors providing direct access to the balcony. Adjacent, the second bedroom is a generous double, offering excellent flexibility for guests, a home office, or additional living space. The well-appointed family shower room includes a spacious step-in shower, a stylish washbasin, and a WC, beautifully complemented by decorative tiling.

One of the apartment's standout features is its expansive balcony, making it truly exceptional. Generously sized to accommodate a range of outdoor furniture, it provides an ideal setting for social gatherings, al fresco dining, or simply enjoying the surrounding architecture and picturesque streetscapes.

Crown Square is fronted by a green space and surrounded by bespoke boutiques and local amenities. Residents also benefit from its close proximity to The Great Field, a space for community activities & Queen Mother Square.



**Bedroom One 12'9" max x 12'2" max (3.91 max x 3.73 max)**

**Bedroom Two 12'9" max x 9'3" (3.91 max x 2.84)**

**Reception Room / Kitchen 18'8" x 15'1" (5.69 x 4.62)**

**Bathroom**

**Balcony 35'10" x 7'6" (10.93 x 2.29 )**

**Lease & Maintenance Information**

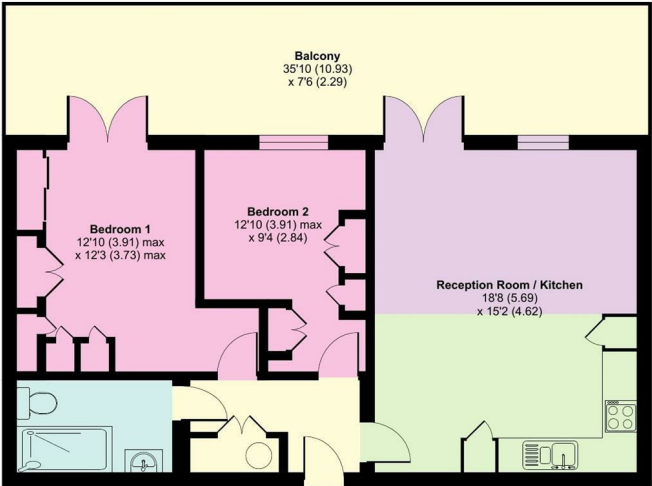
The vendor informs us the property has a remaining lease of 248 years, there is a service charge of approx £1,500pa, a ground rent is payable of £150pa, holiday lettings are not permitted and pets are permitted upon request.

We recommend these details are checked by a solicitor before incurring costs.



**Crown Square, Poundbury, Dorchester, DT1**

Approximate Area = 669 sq ft / 62.1 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Mowlam Tominey Ltd. REF: 1300154



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Important notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.