



Connells

Great Cranford Street
Poundbury Dorchester



Property Description

Situated in the ever-popular Poundbury Estate, designed and managed by The Duchy Of Cornwall, lies this stunning first floor Shared Ownership apartment (25%). The apartment, in brief, comprises two double bedrooms, bathroom, useful storage space as well as a light and airy open plan kitchen-living room. With far-reaching views, allocated parking and such easy access to a range of amenities, this property is not to be missed.

Communal Hallway

Communal security door into the communal entrance with private post boxes and staircase.

Entrance Hall

Door in from communal hall with an entry intercom system, cupboard housing Vallant combi boiler and electric fuse board. Cupboard with shelf and a further cupboard with ample storage space. Fitted carpet, radiator and doors to the open plan living space, both bedrooms and bathroom.

Open Plan Living Area

30' 2" + window recess x 10' 9" (9.19m + window recess x 3.28m)

Three wooden double glazed sash windows to the front and one to the side. Fitted kitchen with a variety of wall and base units, work surfaces with sink and drainer in set, tiled splashbacks, integrated Zanussi electric oven and gas hob with cookerhood over. Plumbing and space for washing machine and a tumble drier condenser, integrated fridge/freezer, two radiators, telephone point, television aerial socket and door to the entrance hall.



Bedroom 1

15' 2" + window recess x 9' 11" (4.62m + window recess x 3.02m)

Two wooden double glazed sash windows to the side and one to the rear, fitted carpet, radiator, telephone point, television aerial socket and door to the entrance hall.

Bedroom 2

9' 5" + door recess x 9' 4" (2.87m + door recess x 2.84m)

Double glazed wooden sash window to the rear, fitted carpet, television aerial socket and door to the entrance hall.

Bathroom

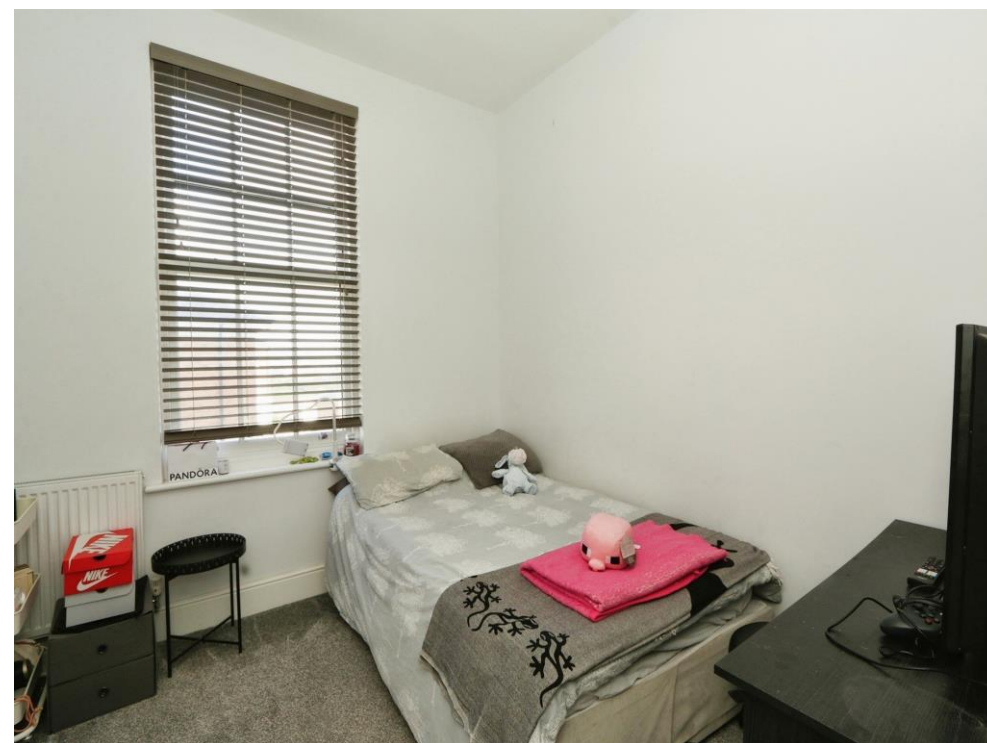
7' 8" Max x 5' 9" + recess (2.34m Max x 1.75m + recess)

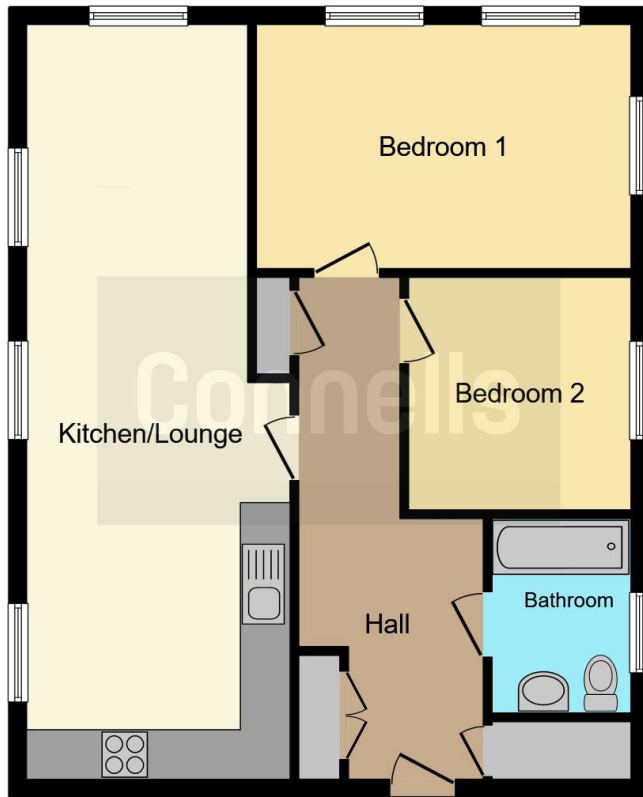
Double glazed wooden sash window to the rear, bath with mixer taps, pedestal wash hand basin with tiled splashback, WC, part tiled walls, tile effect vinyl flooring, radiator, shaver point, extractor fan and door to the entrance hall.

Parking

One private allocated parking space at the rear (number 5). Plus visitor spaces and ample off street parking.

There is a communal bike shed to the rear and bin storage.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/DCH308258](https://www.connells.co.uk/Property/DCH308258)

This is a Leasehold property with details as follows; Term of Lease 250 years from 22 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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