



Connells

Great Cranford Street
Poundbury Dorchester

Great Cranford Street
Poundbury Dorchester DT1 3HQ

for sale guide price
£217,500



Property Description

Offered on the Discount To Open Market scheme is this spacious two bedroom ground floor apartment on the Duchy Of Cornwall's Poundbury estate. The property benefits from two double bedrooms, modern family bathroom, well-proportioned open plan living-dining-kitchen room as well as an allocated parking space. The property lies just a short walk from Queen Mother Square which offers a wide range of amenities.

Entrance Hall

Double glazed window to the front, a radiator, storage and consumer cupboard with Karndean flooring

Lounge/Kitchen

30' 3" x 10' 10" (9.22m x 3.30m)

With double glazed windows to the rear, two radiators, a telephone and TV socket. The fitted kitchen is part tiled and includes a range of base and wall units, an electric oven, a gas hob, a cooker hood, an integral washing machine and dishwasher and the gas combi central heating boiler.



Bedroom 1

15' 2" x 9' 10" (4.62m x 3.00m)

Double glazed windows to the front and side, a radiator, telephone and TV sockets.

Bedroom 2

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window to the front and a radiator.

Bathroom

Part tiled with a WC, a wash hand basin, a bath with shower above, an extractor fan, a shaver point and a radiator.

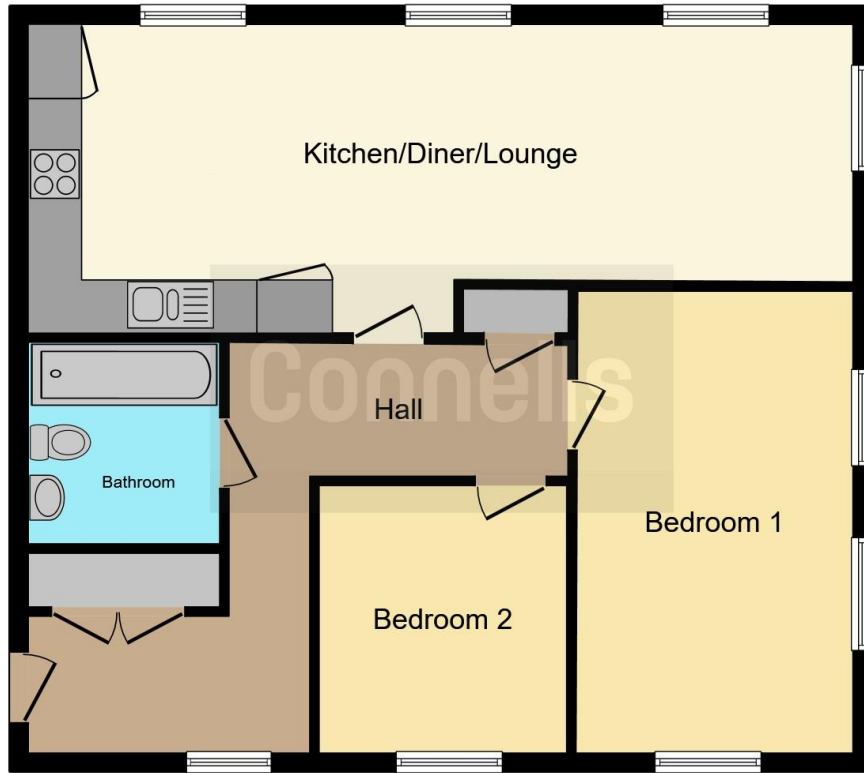
Parking

One allocated parking space.

Agents Note

Service charge to Manco payable - please ask agent for further details.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

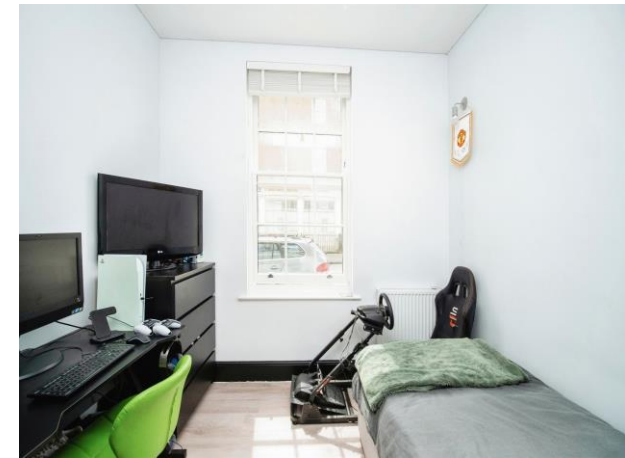
T 01305 266 755
E Dorchester@connells.co.uk

3 High West Street
 DORCHESTER DT1 1UH

EPC Rating: B

view this property online connells.co.uk/Property/DCH308594

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 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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