



Connells

Coningsby Gate Coningsby Place
Poundbury Dorchester



Property Description

Situated in the ever-popular Duchy of Cornwall's Poundbury estate lies this well-presented ground floor apartment offered on the discount to open market scheme. The property is very well-presented and comprises a modern kitchen-diner opening to living area, generous double bedroom and stylish bathroom. The property also benefits from an allocated parking space, storage throughout the flat and has 4 years remaining of its NHBC guarantee.

Ground Floor

Entrance Hall

The front door leads into the entrance hall with a radiator and doors leading to the open plan living space, the bedroom and the bathroom.

Open Plan Living Space

18' 1" x 15' (5.51m x 4.57m)

A door from the entrance hall leads into the open plan living space with dual aspect windows to the front and side aspects, a radiator, a television aerial socket, a telephone point, a cupboard with a pair of doors and an additional cupboard one of which houses the gas combi boiler. The space is open to the fitted kitchen.

Kitchen

9' 6" x 10' 3" (2.90m x 3.12m)

Open to the open plan living space is the fitted kitchen with a range of wall and base units with worksurfaces over, a stainless steel sink and drainer, an electric oven and a gas hob with a cookerhood over, an integrated washing machine and fridge freezer.

Bedroom 1

12' 4" x 8' 8" (3.76m x 2.64m)

A door from the entrance hall leads into the bedroom with a double glazed window to the side aspect, built in wardrobes, a radiator, a television aerial socket and a telephone point.

Bathroom

A door leads from the entrance hall into the part tiled bathroom with a WC, a bath with a shower above, a wash hand basin, a shaver point, a radiator and an extractor fan.

Parking

The property benefits from allocated parking.

Agents Note

This property is being sold with a 25% discount to open market.

The lease is 200 years from 01.01.2017.

EPC Rating is a B.

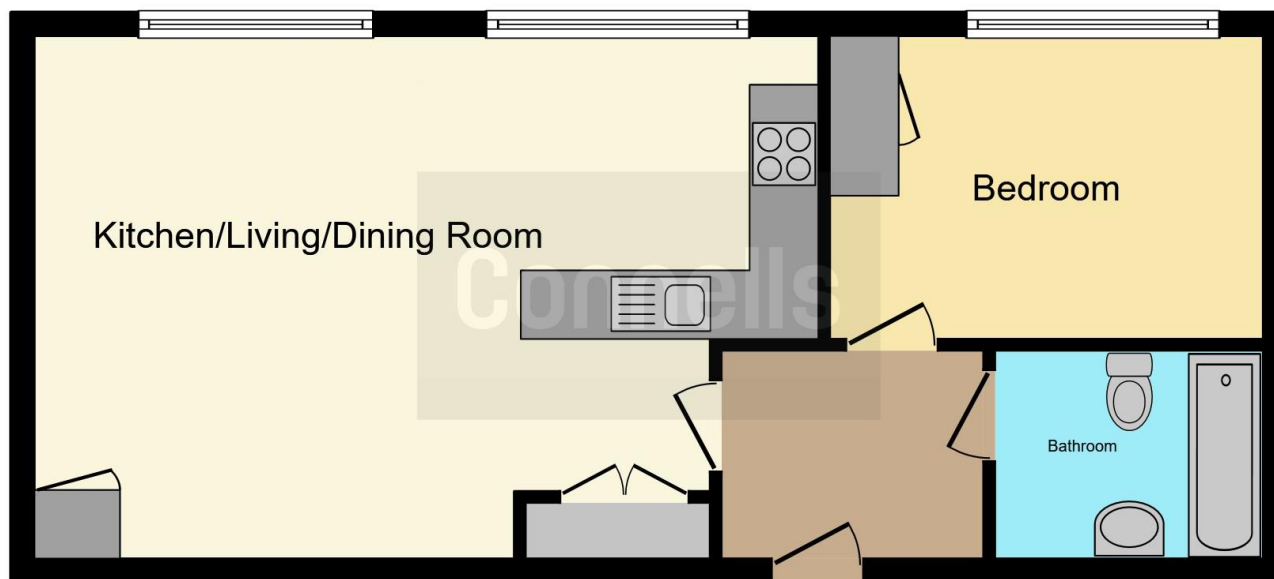
Council Tax Band is a B.

We are advised that the current service charge is £1228.70 per annum and that no boats, caravans or mobile homes are allowed on site.









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

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3 High West Street
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EPC Rating: B Council Tax
Band: B

Service Charge:
1228.70

Ground Rent:
220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309294

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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