



Coningsby Place
Poundbury



This modern and well-presented, ground floor apartment is situated in the sought-after development of Poundbury. Accommodation to the apartment includes an open-plan kitchen/living area, three bedrooms with an en-suite shower room to bedroom one and bathroom. There is a right to park in an allocated space next to the apartment. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



A communal entrance leads to apartment 1. A private front door opens on to the hallway providing access to all rooms. The hall is furnished with Karndean flooring and there is a useful storage cupboard.

The open-plan kitchen/living area is generous in size and provides a social space conducive to modern living. A triple aspect allows plentiful natural light to enter the room and the Karndean flooring continues from the hallway. The modern, shaker style kitchen is fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over. There are AEG integrated appliances including a fridge-freezer, washing machine, dishwasher, double oven and six-ring induction hob with extractor over. The living area offers ample space for living room furniture and a dining table and chairs.



There are three -well-presented bedrooms at the property. Bedrooms one and two are double in size and there is an integrated storage cupboard on bedroom one. Bedroom three is presented in neutral tones and offers a dual aspect flooding the room with natural light. The apartment offers a modern en-suite shower room with WC and wash hand basin set within fitted storage.

The modern and stylish bathroom comprises of a white suite with panel enclosed bath with shower and shower screen, wall-hung WC and wash hand basin with vanity storage. The room is finished with tiled flooring throughout and part tiled walls.

Agents Notes:

Lease Length is 250 years from and including 1 January 2018.

There is an annual service charge of £1096.00 (as per January 2024 invoice)

The monthly building insurance charge is £17 and this will be increasing to £18.70 from 1st April 2024.

There is an annual Manco fee of £216.00. This fee is discounted to £204.00 if paid early.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Room Dimensions:

Open-Plan Kitchen/Living Area	7.14m x 6.55m (23'05" x 21'06") max
Bedroom One	4.78m x 3.61m (15'08" x 11'10") max
En-Suite	1.96m x 1.37m (6'05" x 4'06")
Bedroom Two	3.63m x 3.61m (11'11" x 11'10") max
Bedroom Three	3.30m x 2.01m (10'10" x 6'07")
Bathroom	2.18m x 1.96m (7'02" x 6'05")

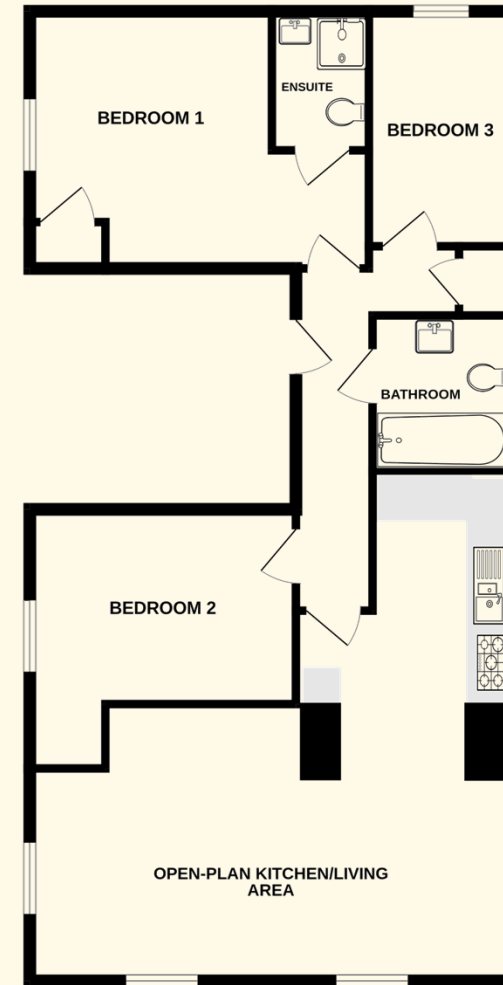
Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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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