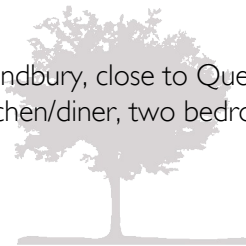




## Great Cranford Street, Dorchester

Set within an area of Outstanding Natural Beauty and within the heart of Poundbury, close to Queen Mother Square, is this well-presented, purpose built, second floor apartment. The apartment offers spacious accommodation comprising a sitting room, kitchen/diner, two bedrooms and bathroom. The apartment also benefits from a car port. EPC rating B.



Asking price £220,000

### Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's 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 is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Communal Entrance

Entrance to the apartment is via a communal entrance to a communal hallway housing stairs that rise to the second floor and a lift.

#### Shared Storage

Located on the first floor is a storage space, shared with apartment 7.

### Apartment 9

#### Hallway

A wooden door opens onto the hallway and gives access to all rooms and a generous coat cupboard. The neutral tones continue throughout the property.

#### Sitting Room

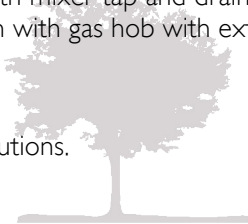
The sitting room is a light and spacious reception room and receives an abundance of natural light via the dual aspect to south and west.

#### Kitchen/Diner

A modern and stylish kitchen offering a comprehensive range of wall and base level units that provide ample storage options with granite work surfaces over. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer together with integral appliances including fridge, freezer, washing machine, dishwasher and an electric oven with gas hob with extractor hood over. The room opens onto an open plan dining area that leads to the spacious sitting room.

#### Bedrooms

There are two double bedrooms, both offering plentiful natural light and storage solutions.





### Bathroom

The bathroom offers a white suite comprising panel enclosed bath with shower attachment over, WC, wash hand basin set into a worksurface with storage beneath. The walls are fully tiled or fitted and there is a heated towel radiator.

### Outside

The property is offered with a single car port.

### Agents Notes

Lease Length - 250 years (less 10 days) from 22 April 2008

There is an annual service charge of £2245.80

There is an annual ground rent of £125.00

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is C.

### Flood Risk

Enquire for up to date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Viewings

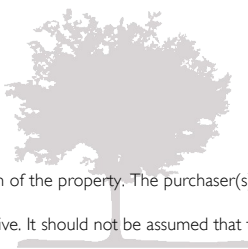
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

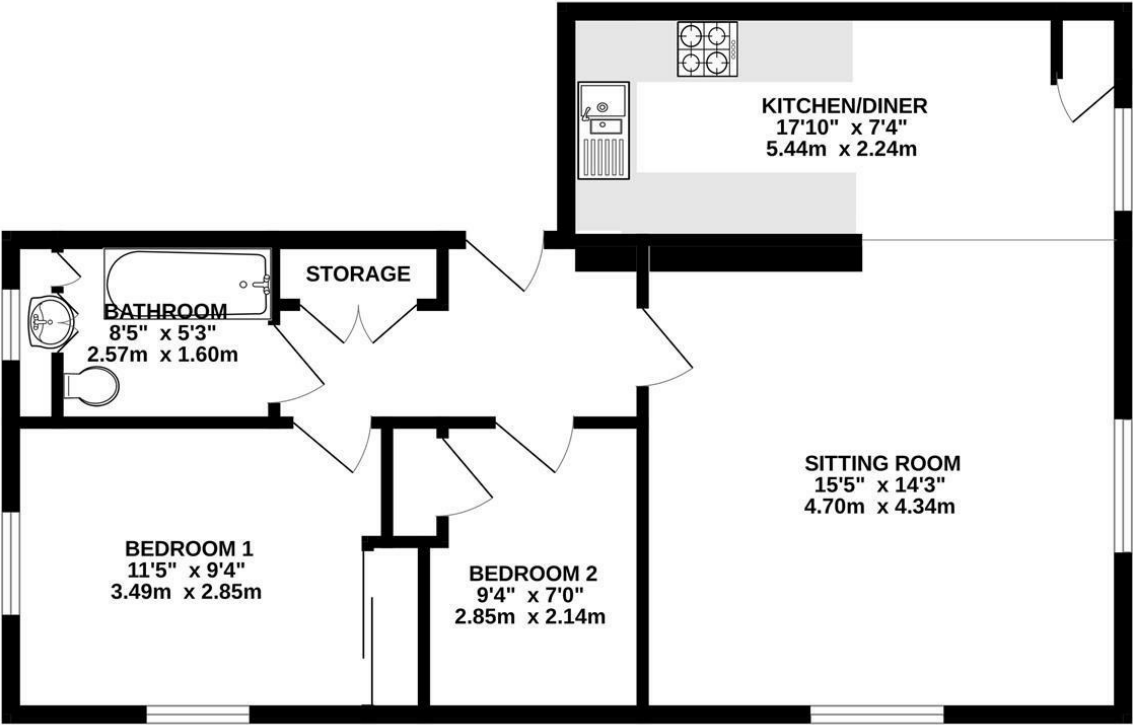
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (61.9 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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