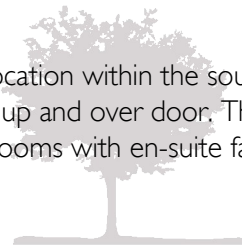




## Woodlands Crescent, Poundbury

Situated in an Area of Outstanding Natural Beauty and enjoying an enviable location within the sought after development of Poundbury, is this first-floor apartment accompanied by a Juliet balcony and large garage with electric and water supply and electric up and over door. The home is beautifully presented and has recently been re-decorated throughout, with accommodation including a sitting room, kitchen/diner, two double bedrooms with en-suite facilities to bedroom one and further shower room. EPC rating C.

Asking price £300,000



## 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, nearby 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.

## Accommodation

### Entrance

Communal stairs rise to the first floor where the apartment is situated. Upon entry, you are taken directly through to the property's hallway, which in turn provides access to all principal accommodation and offering stylish herringbone flooring throughout.

### Sitting Room

The spacious sitting room boasts generous proportions and French doors that open onto a charming Juliet balcony.

### Kitchen/Diner

The kitchen is fitted with a range of white and grey gloss wall and base level units with granite worksurfaces over and tiled splash back. Integral appliances include a washer/dryer, Neff electric oven and four-ring induction hob. Space is allocated for a dining table and chairs.

### Bedrooms

Both bedrooms are double in size and bedroom one additionally benefits from a modern en-suite shower room.

### Shower Room

The main shower room is furnished with a suite consisting of a corner shower cubicle, WC and wash hand basin with vanity storage below. A cupboard houses the property's central heating boiler.

### Agents Notes

Service charge - £1,800.00 per annum.

Ground rent - £125.00 per annum.

Lease length - 250 years (less 10 days) from 24 October 2006.

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)





## 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#>

## Broadband and Mobile Service

At the time of the listing, standard broadband, superfast broadband and ultrafast broadband are available.

Mobile service indoor is listed as limited and likely, depending on the provider and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

The vendor advises 280 MBPS full fibre is connected.

## Services

Mains electricity, water and drainage are connected. Gas fired central heating.

## 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.

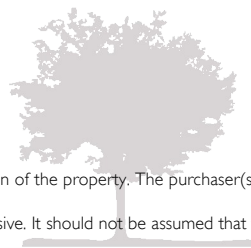
## Viewings

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



Important notice. Parkers notify that:

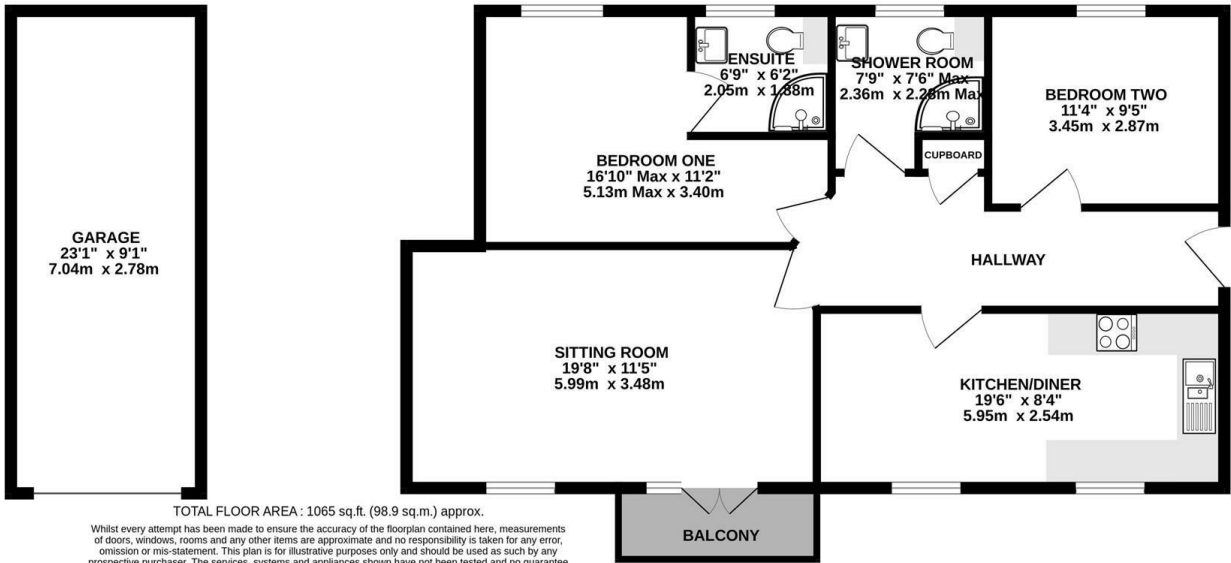
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used 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  
210 sq.ft. (19.5 sq.m.) approx.

FIRST FLOOR  
854 sq.ft. (79.4 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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