



Crown Place
Poundbury



Offered with two purchasing options, this beautifully presented two-bedroom, first-floor apartment, is favourably positioned in Poundbury and boasts light and spacious accommodation consisting of a generous reception room through to modern kitchen, a tastefully fitted bathroom and en-suite facilities to the principal bedroom. Additionally, there is an exclusive right to use one allocated parking space in the communal courtyard area. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. 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.

Dorchester, the county town of Dorset, is a vibrant historic market town that blends rich heritage with modern amenities. Known for its Roman origins and literary links to Thomas Hardy, the town, and the fabulous Brewery Square, offers a wide range of shops, caf  s, restaurants, and cultural attractions such as the Dorset Museum and the Keep Military Museum. Dorchester benefits from excellent travel links, with two railway stations providing direct services to London Waterloo, Bristol, and Weymouth, as well as good road connections via the A35 and A37. The surrounding areas include picturesque villages, rolling countryside, and the nearby Jurassic Coast, a UNESCO World Heritage Site offering stunning coastal walks and beaches. Residents and visitors also enjoy access to leisure centres, schools, parks, and weekly markets, making Dorchester and its surroundings an attractive place to live and explore.



Entrance to the apartment is via a communal entrance door with secure intercom system into the communal hallway with stairs rising to the first floor. A private front door opens onto a spacious and elegantly styled hallway with three fantastic storage cupboards and featuring a wood-effect flooring, which seamlessly flows into the generous reception room offering dual-aspect windows inviting an abundance of natural light. This generous space continues the modern and stylish décor created in the hallway and provides plentiful space for both dining and sitting room furniture.

An opening leads to the kitchen, featuring modern wall and base units with sleek work surfaces and matching upstands. The room is fitted with a stainless-steel sink with drainer, integrated electric oven, four-ring electric hob with extractor hood, and designated spaces for further appliances.

Both double bedrooms are tastefully decorated with neutral walls and carpeting, offering a calm and contemporary feel. The principal bedroom benefits from a private en-suite shower room, while the main family bathroom includes a panel-enclosed bath, wash basin, and W/C, all set against a stylish tile-effect flooring.

Externally there is an exclusive right to use one allocated parking space in the courtyard area.



Crown Street, DT1
Approximate Gross Internal Area
79.37 SQ.M / 854 SQ.FT

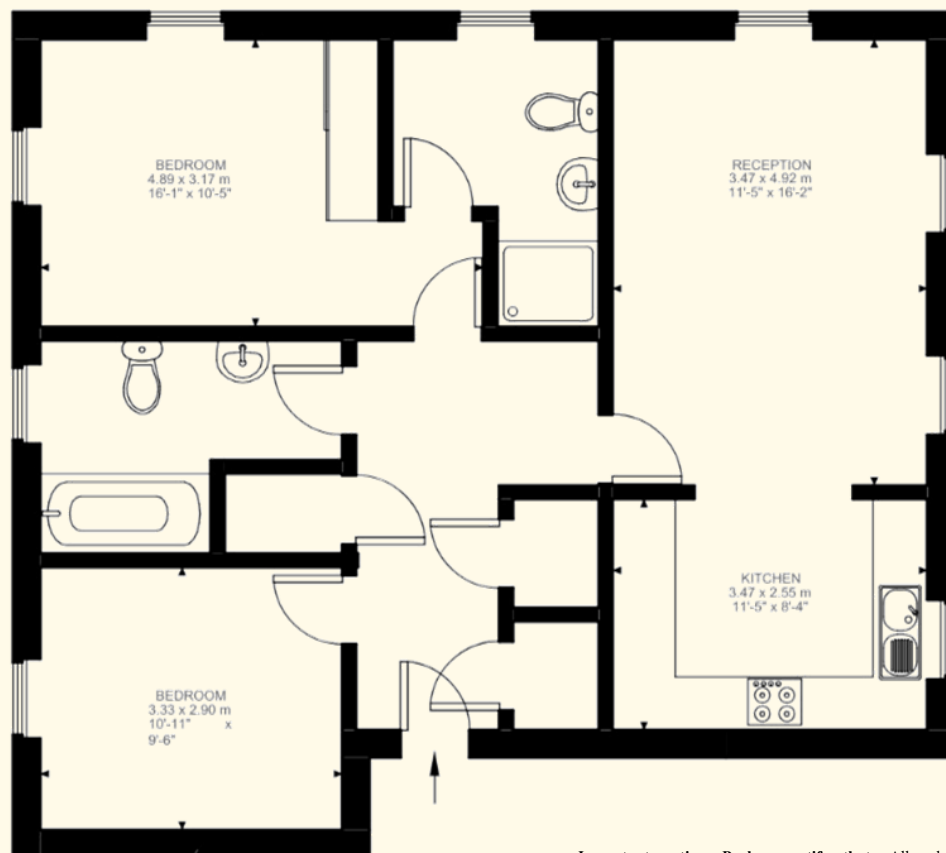
KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C.



First Floor
854 ft²

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.

Services:

Mains electricity and water are connected. Gas-fired central heating

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, superfast and ultrafast broadband are available.

Mobile phone service varies depending on your provider.

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

Agents Notes:

The apartment is offered with a 125-year lease from and including 6 March 2020.

Please note there is a fee of £480.00 payable to Aster when the property is sold via an agent.

There is an annual Manco charge of £225.

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

The property is offered with an NHBC guarantee until October 2029

Purchasing Options:

Option 1:

£175,000 to purchase 70% ownership. 30% ownership remains with Aster
Staircasing to 100% is available.

Monthly charge (including rental element, Manco charge and service charge)
for 2025/26 of £420.79.

Option 2:

£250,000 to purchase 100% ownership.

Monthly service charge £218.84