



# Flat

Hessary Place | Poundbury | Dorchester | DT1 3SP

Price Guide £222,500

Anglotown   
RESIDENTIAL LETTINGS & SALES



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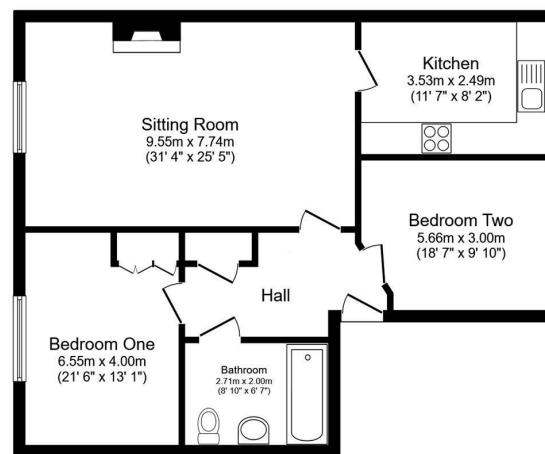
Welcome to this charming flat located in the desirable area of Hessary Place, Poundbury, Dorchester. Built in 2006, this modern property offers a comfortable and contemporary living space, perfect for individuals or small families seeking a convenient lifestyle.

The flat features a well-proportioned reception room, providing an inviting area for relaxation and entertainment. With two bedrooms, there is ample space for rest and privacy, making it an ideal choice for those who appreciate a tranquil environment. The bathroom is thoughtfully designed, ensuring functionality and comfort.

One of the notable advantages of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area. The flat's location in Poundbury offers a unique blend of urban convenience and community spirit, with local shops, cafes, and parks just a short stroll away.

This property is perfect for anyone looking to enjoy modern living in a vibrant and well-planned community. Don't miss the opportunity to make this delightful flat your new home.

- 2 spacious bedrooms
- Bright reception room
- Built in 2006
- Close to Dorchester amenities
- Ideal for couples
- Modern bathroom
- Contemporary flat design
- Located in Poundbury
- Easy access to transport
- Viewing recommended



Floor Plan  
Floor area 67.7 sq.m. (729 sq.ft.)

Total floor area: 67.7 sq.m. (729 sq.ft.)

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 orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any 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.propertybox.co.uk

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 75      | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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