



22 CROWN STREET WEST

Poundbury, DT1 3DW

Price Guide £310,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A spacious two double bedroom ground floor apartment with private entrance. Accommodation comprises 2 large double bedrooms one with ensuite shower room, further modern bathroom, large open plan modern fitted kitchen and lounge, small private garden area. It has a totally step free access from both sides and wide doors suitable for a baby push chair or a wheel chair or mobility scooter which can be brought into the flat.

Situation

The Local Area*
Dorchester South Train Station - 1.7 miles
Jurassic Coast - 8.8 miles
West Bay - 15.3 miles

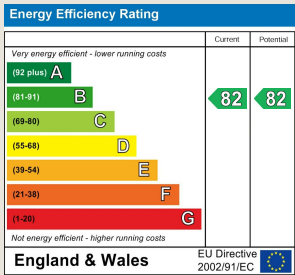
*All distances are approximate and sourced from Google Maps

The local area

Poundbury is Prince Charles vision of 21st Century living with a sense of community at the heart. Nestled in the rolling hills of Dorset Countryside while still being just a few minutes from the main town centre of Dorchester. A wonderful range of facilities are on the doorstep, include Restaurants sports centre & swimming pool, rugby club, butchers, wine merchant, Waitrose, Pubs, garden centre, Doctors surgery, Thomas Hardy secondary school and primary school to name but a few.

Local Authority

Dorset Council Council Tax Band: C
Tenure: Leasehold
EPC Rating: B



PROPERTY DESCRIPTION

Entrance Hall

Main front door leads off Crown west street into the entrance hall. Doors lead off to the main rooms, airing cupboards. Entrance hall continues to the rear of the flat, secondary door leads off to communal entrance hall and out to the rear of the property.

Kitchen Breakfast Room

Spacious kitchen breakfast room, able to break into three areas, kitchen space, dining room space and sitting room space. Fitted kitchen units with cupboards over, four burner gas hob, tiled splash back, extractor fan, integrated dishwasher, integrated fridge freezer, sink in work surface, tap over, drainer board, space for dining room table, space for sofas, two radiators, this room has a light dual aspect with two double glazed windows to the rear.

Bedroom One

Double bedroom, large uPVC double glazed window to the front, radiator. Door leads to ensuite.

Ensuite

Glazed shower cubicle with wall mounted shower tap arrangement over, wall mounted sink, mirror, low level WC.

Bedroom Two

Bedroom, radiator, uPVC double glazed window to the front, radiator.

Bathroom

Fitted Bath with shower tap arrangement over, glazed shower screen, low level WC, wash basin with tap over, wash basin with tap over, mirrored cabinet, radiator.

Outside

At the rear of the property a secure door leads to a communal entrance hall, door leads off the entrance hall. There is a parking space for one car at the rear.

Agents Note

This apartment is leasehold on a 999 year lease from 2017.

Annual payment to Manco Poundbury of £200.

Service charge for current year of £1,824

Investors note There are currently tenants in situ who would like to stay. More details available from the vendors agents.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water. Mains drainage.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

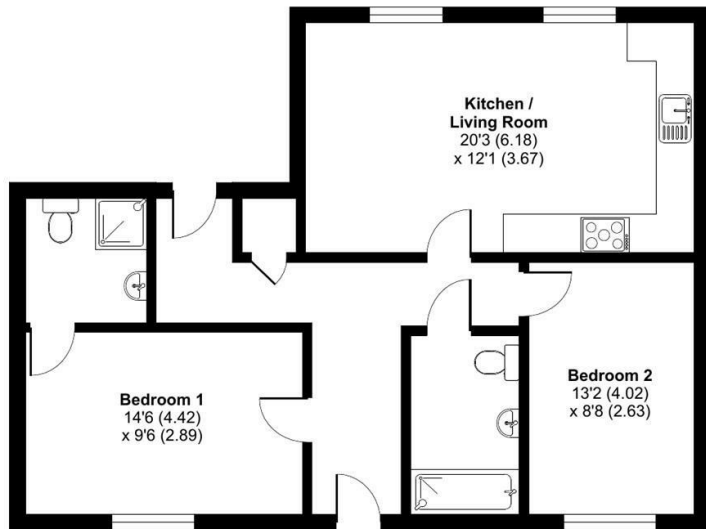
Flood Information:

flood-map-for-planning.service.gov.uk/location

Crown Street West, Poundbury, Dorchester, DT1

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mayfair Town & Country. REF: 1227549



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01305 269200

dorchester@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

