



Symonds  
& Sampson

# Flat 1, 4 Crown Place

Poundbury, Dorchester, Dorset

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Poundbury  
Dorchester  
Dorset DT1 3FE

A beautifully designed two bedroom, 1st floor apartment with two parking spaces, enjoying views over Crown Square and Poundbury.



- Modern first floor apartment with lift access
  - Open plan kitchen/living/dining area
- Principal bedroom with en-suite shower room
  - Views over Crown Square and beyond
    - Two allocated parking spaces
    - Leasehold 994 years remaining
  - Service Charge Estimate - £3,971.00 pa
- Ground Rent - We are advised there is peppercorn rent

Guide Price **£299,000**

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

The property is accessed at the rear of the building and was built by well-reputed local builders CG Fry and Son in 2020 with attractive brick-faced elevations under a slate roof .

## INTRODUCTION

A communal hallway with stairs and a lift gives access to all floors. The apartment is found on the first floor with accommodation consisting of; entrance hallway with a store cupboard and an airing cupboard. The door opens into a delightful bright and airy open-plan sitting room and kitchen/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, fridge/freezer, washing machine, and tumble dryer. This room enjoys open views across Poundbury and beyond.

There are two double bedrooms, both with fitted wardrobes, with the principal bedroom enjoying an en-suite shower room. There is also a generous well-appointed family bathroom.

## OUTSIDE

The apartment has the added benefit of two allocated parking space which are situated to the rear of the building, and a separate recycling area. The property includes the remainder of the NHBC warranty.

## SITUATION

Crown Place is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice, dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library. Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words///thanks.earplugs.amplified

## SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband- Ultrafast broadband is available with up to

1800 Mbps download speed

Mobile phone coverage- Network coverage is limited indoors and likely outdoors  
(Information from <https://www.ofcom.org.uk>)

Local Authority Dorset Council - Tel: 01305 251010  
Council tax band C

## MATERIAL INFORMATION

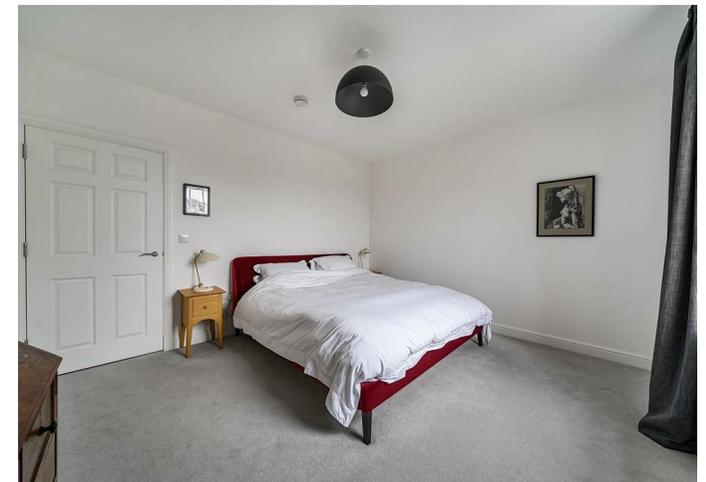
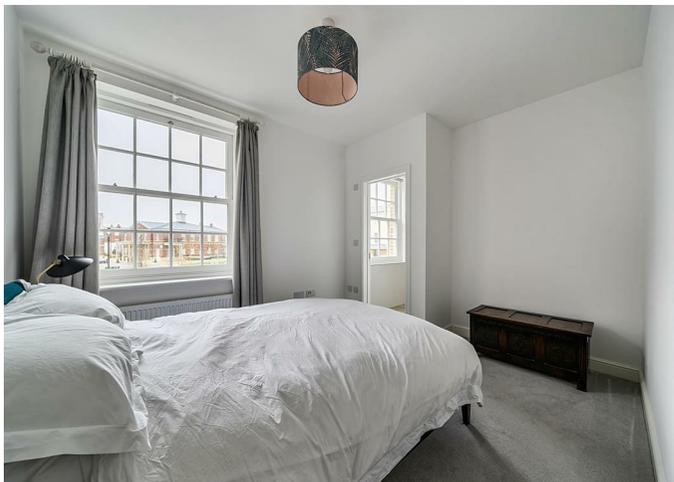
Lease Details

Leasehold – 999 years from 11/12/2020

Service Charge for 2026 - £3,971.00 payable to Symonds & Sampson Property Management Services.

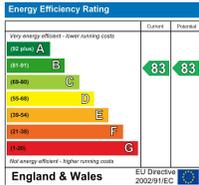
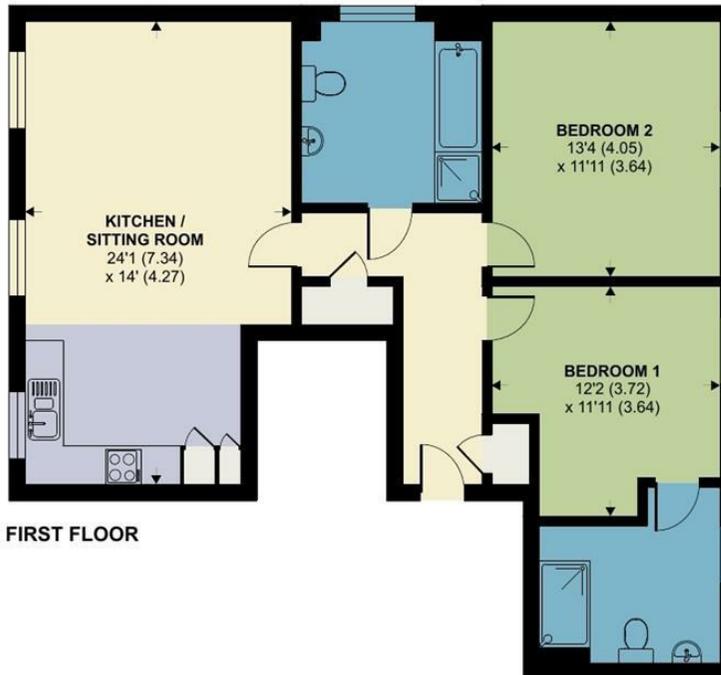
Ground Rent – We are advised there is peppercorn rent

Manco 2 - We are advised that there is a sum of circa £225.00 pa payable to the Poundbury Estate.



# Crown Place, Poundbury, Dorchester

Approximate Area = 900 sq ft / 83.6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1415992



Poundbury/PGS/02.03.26



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