



Great Cranford Street, Poundbury, DT1 3

**Offers Over £210,000**

Meyers Estates Poundbury

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- Two Double Bedroom Apartment
- High Ceilings
- Allocated Parking
- Bright and Airy Feel
- Presented to a High Standard
- Walking Distance to Waitrose, Garden Centre and Local Restaurants
- Double Bedrooms
- Storage Cupboards
- Countryside Views
- Offered with No Forward Chain



Great Cranford Street, Poundbury, Dorset, DT1 3

A beautifully presented two double bedroom apartment, ideally located in the heart of Poundbury and offered for sale with no forward chain. Finished to a high standard throughout, the property combines contemporary design with spacious, light-filled accommodation, making it an excellent choice for first-time buyers, downsizers, or investment purchasers.

The apartment offers a stylish modern interior, enhanced by high ceilings that create a strong sense of space and light throughout. The open-plan living area provides a versatile and sociable environment, perfectly suited to both everyday living and entertaining. This well-proportioned space allows for comfortable seating and dining arrangements while remaining bright and airy.

The kitchen is thoughtfully designed to complement the open-plan layout and features ample storage, generous worktop space, and a range of integrated appliances. Its clean, modern finish ensures practicality without compromising on style, making it ideal for contemporary living.

Both bedrooms are generous doubles, offering flexible accommodation suitable for a variety of lifestyles. Whether used as principal bedrooms, guest accommodation, or a home office, each room is well presented and benefits from the apartment's light and neutral décor. The bathroom is finished to a high specification, featuring modern fittings and a sleek, contemporary design that complements the overall quality of the apartment.

Externally, the property benefits from an allocated parking space, providing a valuable and convenient feature in such a central location. This added practicality further enhances the appeal of the apartment for owner occupiers and investors alike.

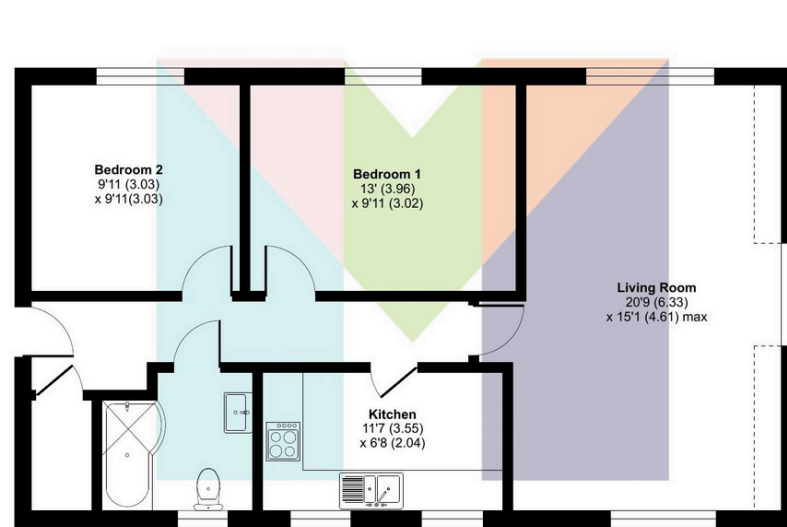
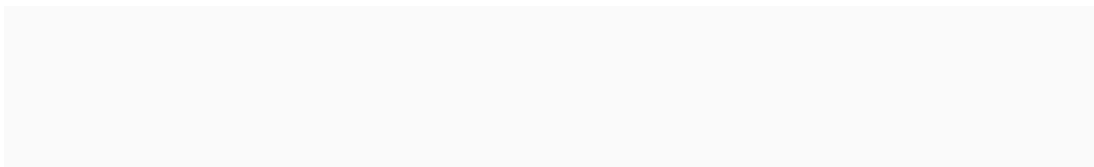
#### Situation & Area Guide

Great Cranford Street occupies a prime position within the vibrant heart of Poundbury, King Charles III's visionary urban development. The location offers immediate access to a wide range of independent shops, cafés, restaurants, and essential services, all within comfortable walking distance. A Waitrose supermarket, attractive landscaped gardens, and communal green spaces are also close by, providing pleasant areas to relax and unwind.

Poundbury is well connected to the county town of Dorchester, which offers an extensive range of shopping, leisure, and cultural amenities, including theatres, cinemas, and mainline rail services to London Waterloo and the south coast.



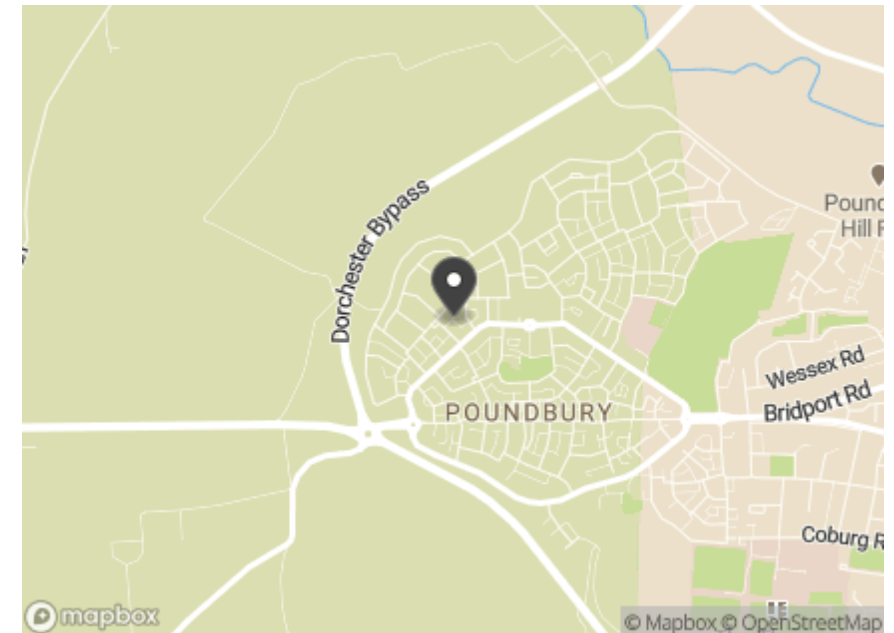




Denotes restricted  
head height

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



## Great Cranford Street, Poundbury, Dorchester

Approximate Area = 739 sq ft / 68.6 sq m

Limited Use Area(s) = 21 sq ft / 1.9 sq m

Total = 760 sq ft / 70.5 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Meyers Estate. REF: 1353526

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