

Symonds & Sampson

Flat 6 Market Hall

2 Crown Square, Poundbury, Dorchester, Dorset

Flat 6 Market Hall

2 Crown Square
Poundbury
Dorchester
Dorset DT1 3JJ

A stylish south and west facing, two bedroom first floor apartment with balcony, located in Crown Square, Poundbury.

2 2 1

- Spacious open plan kitchen/sitting/dining room
- Balcony
- Principal bedroom with en-suite
- Family bathroom
- Allocated parking space
- Leasehold with 247 years remaining
- Service charge £2,187 per annum

Guide Price £355,000

Share of Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk







INTRODUCTION

A beautiful, light and airy, dual aspect, first floor apartment with views over Crown Square. The property is one of only six apartments in this exclusive building, completed in 2023. It offers open plan living with high ceilings and a balcony, principal bedroom en-suite, a second double bedroom, family bathroom, an allocated parking space and a covered bike store in the adjacent Mews building.

THE PROPERTY

The apartment is located on the first floor. On entering the apartment rooms lead from the hallway to an open-plan kitchen and a living/dining room with Karndean flooring. The kitchen has neutral kitchen units, a built-in eye-level electric oven, an induction hob, extractor hood, dishwasher and a fridge freezer. The spacious, double-aspect, open-plan living/dining room is flooded with natural light from the sash windows with views over Crown Square. Doors open to a balcony at the front of the property. There are two double bedrooms, and the principal bedroom has an en-suite shower room. There is also a well-appointed family bathroom, with a bath and shower.

OUTSIDE

The apartment benefits from an allocated parking space, close to the front door of the building. There is also a covered secure bike store and separate recycling area.

SITUATION

Market Hall 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.

DIRECTIONS

What3words///perplexed.wage.feared

SERVICES

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

Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(https://www.ofcom.org.uk)

Dorset Council
01305 251010

MATERIAL INFOMATION

Council Tax Band D
EPC B

Leasehold

We have been informed by our seller that the property is on a 250 year lease with currently 247 years remaining.
Annual service charge is £2,187 per annum.
No ground rent payable.

Manco Charge 2:
We are advised that a sum of £225 per annum is payable to the Poundbury Estate Company.



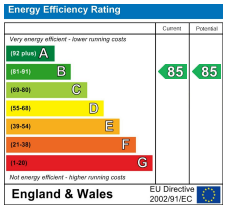


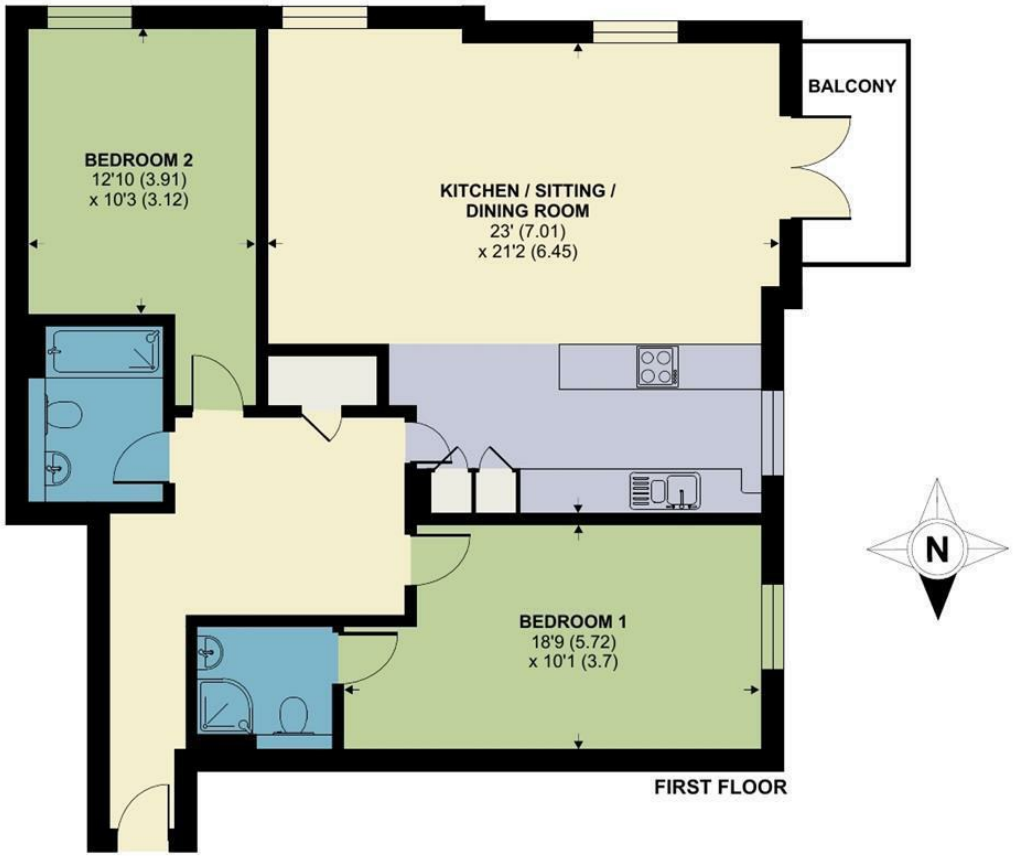


Market Hall, Crown Square, Poundbury, Dorchester

Approximate Area = 1033 sq ft / 96 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). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1229972





Poundbury/PGS/26.10.26

RICS Regulated by RICS

naea | propertymark PROTECTED

www.thelondonoffice.co.uk 40 ST JAMES'S PLACE SW1

01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.