



# Flat 7 Hamslade House

Hamslade Street, Poundbury, Dorchester,

# Flat 7 Hamslade

## House

Hamslade Street

Poundbury

Dorchester

DT1 3ET

A 1st floor Regency style, two bedroom apartment situated close to Queen Mother Square, offered with no forward chain.



- Open plan kitchen/sitting/dining room
  - Elegant high ceilings
- Principal bedroom with fitted wardrobes
  - Allocated parking
  - Close to amenities
- Leasehold - 250 year lease with 242 years remaining
  - Service charge £947 per annum

Guide Price **£210,000**

Leasehold

Poundbury Sales  
01305 251154

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## INTRODUCTION

Built in 2018 and close to Pavilion Green and Queen Mother Square. The property has attractive large sash windows allowing light to flow through and is presented in very good order throughout.

## THE PROPERTY

The apartment is located on the first floor with stair access. A hallway leads to an open plan kitchen/sitting/dining room, along with a useful storage and airing cupboard. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with an electric oven, gas hob with extractor hood above, fridge/freezer, dishwasher and washer/dryer. Two double bedrooms, the principal bedroom with fitted wardrobes. There is also a well appointed family bathroom, with bath and shower.

## OUTSIDE

The apartment benefits from an allocated parking space. There is also access to a recycling area.

## SITUATION

The apartment is situated in a convenient location just off Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, butchers, gallery, coffee houses, restaurants and garden centre.

Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets. The Monart Luxury Day Spa offers discounts for residents on treatments and beauty products.

## DIRECTIONS

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## SERVICES

Mains gas, electricity, water and drainage.

Gas fired central heating.

Broadband- Ultrafast broadband is available

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

Local Authority

Dorset Council Tel: - 01305 251000

Council Tax Band C

## MATERIAL INFORMATION

Manco 2

We are advised that there is a sum of circa £225.00 per annum payable to the Poundbury Estate.

Leasehold with approximately 242 years remaining on the lease.

Service charge £947.00 per annum

No ground rent payable.



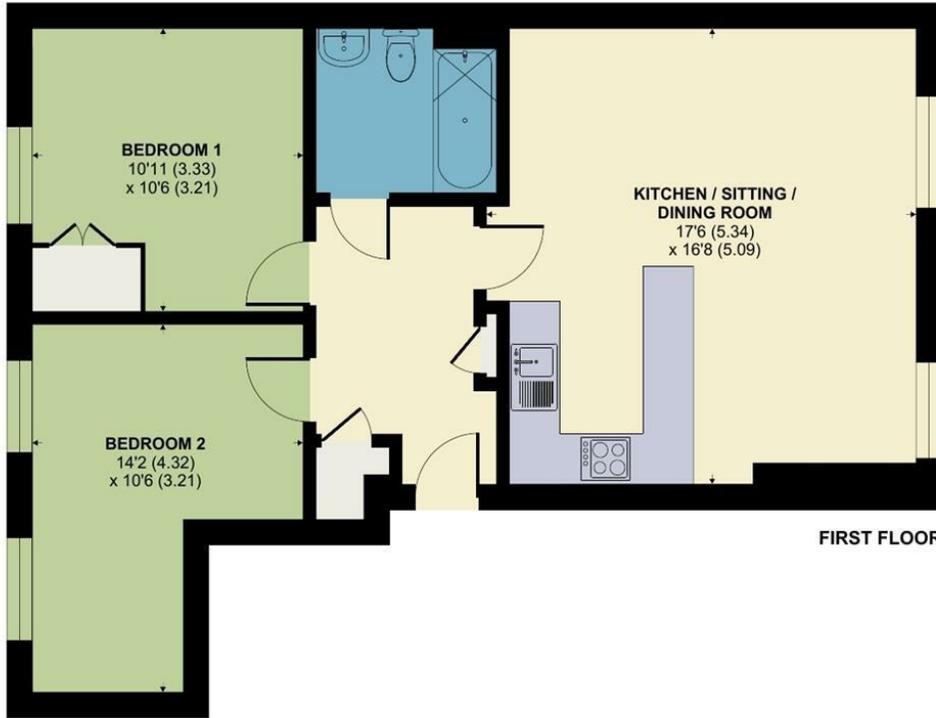


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Approximate Area = 659 sq ft / 61.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2026. Produced for Symonds & Sampson. REF: 1430600



Poundbury/pgs/24.3.26



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