



Flat 6 Market Hall

2 Crown Square, Poundbury, Dorchester, Dorset

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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.



- 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 **£385,000**

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 INFORMATION

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.

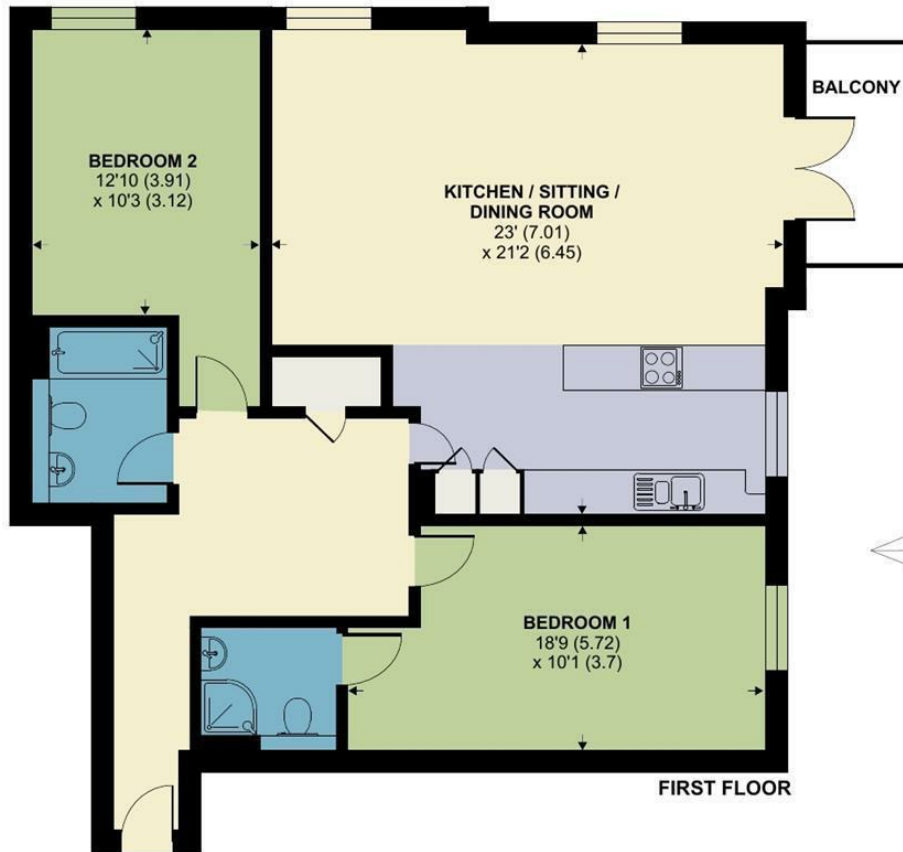


Market Hall, Crown Square, Poundbury, Dorchester

Approximate Area = 1033 sq ft / 96 sq m

For identification only - Not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82-91) A			
(71-81) B		85	85
(59-69) C			
(48-58) D			
(39-47) E			
(31-38) F			
(1-30) G			
<i>Not energy efficient - higher running costs</i>			
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). © nichecom 2024. Produced for Symonds & Sampson. REF: 1229972



Poundbury/PGS/13.4.26



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