# Flat 6. 25 Crown Street West

Poundbury, Dorset

# Flat 6, 25 Crown Street West

Poundbury
Dorset DT1 3FQ

A second-floor apartment with no onward chain, having two bathrooms, cloakroom and lift to all floors, set in a distinctive building conveniently situated close to Queen Mother Square and The Great Field.

2 2 1

- A modern second floor apartment with no chain
- Delightful open plan living
- Views across Poundbury and beyond
- Elegant high ceilings
- Lift to all floors
- Two bathrooms & cloakroom
- Allocated parking
- Leasehold – 999 years from 2019
- Service Charge - £2,857 per annum. No ground rent

## Guide Price £265,000

Leasehold - Share of Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

## THE PROPERTY
Built in 2019 this second floor apartment is situated in an attractive characterful Stucco fronted building. This beautifully presented apartment offers open plan living with high ceilings, two double bedrooms both with en-suite bathrooms, a separate cloakroom, lift to all floors and an allocated parking space.

## ACCOMMODATION
On the ground floor, a communal entrance hallway with stairs and lift provide access to the 2nd floor. An entrance door leads into a welcoming entrance hall with an airing cupboard, cloakroom and open plan sitting room and kitchen/dining room with Moduleo vinyl flooring. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, 4 ring gas hob, extractor fan, integrated dishwasher, fridge, freezer and washing machine/tumble dryer.

There are two double bedrooms both enjoying delightful en-suite bathrooms.

## OUTSIDE
The apartment benefits from an allocated parking space to the rear of the property in the courtyard area. There is also access to a separate recycling area.

## DIRECTIONS
What3words///kebabs.overdrive.deputy

## SITUATION
The property is conveniently situated in Crown Street West within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

## SERVICES
Mains gas, electric, water and drainage. Gas fired central heating system.
BT fibre and Sky TV.

Local Authority
District Council Tel: 01305 221000

Broadband: Ultrafast broadband is available in the area with 1800 Mbps download speeds.
Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors. (Information from https://www.ofcom.org.uk)

## MATERIAL INFORMATION
Council Tax Band C
EPC B

Remainder of NHBC guarantee.

Leasehold
Lease Details
We have been informed by our seller that the property is on a 999 year lease with currently 994 years remaining.
Annual service charge £2,857.00 pa. No ground rent.

Symonds & Sampson, managing agents for Abbey Court (Poundbury) Management Company Limited

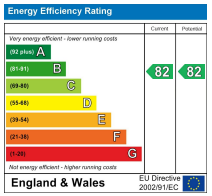
The leaseholder automatically becomes a shareholder in Poundbury (Manco 2) Limited, annual charge is £225.00.

# Crown Street West, Poundbury, Dorchester

Approximate Area = 852 sq ft / 79.1 sq m

For identification only - Not to scale

SECOND FLOOR




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1258232

Poundbury/PGS/29/07/26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