

Symonds & Sampson

1 Challacombe House

Challacombe Street, Poundbury, Dorchester,

1 Challacombe House

Challacombe Street
Poundbury
Dorchester
DT1 3SW

Situated on the 1st floor in this landmark building, a two bedroom, two bathroom apartment with lift to all floors, offered with no forward chain.

2 2 1

- Dual aspect sitting/dining room
- Fitted kitchen with separate utility room
- Principal bedroom with dressing room and en-suite
- Lift to all floors
- Unique atrium in the building
- No forward chain
- Leasehold - 125 years from 2005 with 104 years remaining
- Ground rent £150 per annum. Service charge £2,405.24 per annum

Guide Price £200,000

Leasehold

Poundbury Sales
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INTRODUCTION
A first-floor apartment occupying an elevated position situated in this attractive building, close to a wide range of amenities.

THE PROPERTY
The accommodation comprises of a communal hallway with a distinctive atrium within Challacombe House, an intercom entry system with lift to all floors as well as a staircase. Within the apartment the hallway overlooks the atrium, there are two storage cupboards with access to a dual aspect sitting/dining room with two large sash windows, giving an abundance of natural light. Leading off the reception room is the fitted kitchen comprises; a range of wall and floor mounted units with worktops over, integrated electric oven and induction hob with extractor hood over and space for white goods. There is also a useful utility room with space for a washer/dryer.

There is a family bathroom and two double bedrooms one with built in wardrobes. The principal bedroom benefits from a dressing area and en-suite shower room.

OUTSIDE
Off road parking is available to residents at the front of the building.

SITUATION
The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctors surgery along with a number of specialist outlets.

DIRECTIONS
What3words///musician.rushed.superhero

SERVICES
Mains electric, water and drainage.
Gas fired central heating system.

Local Authority
Dorset Council 01305 251010
Council Tax Band C

There is mobile & broadband coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION
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We are advised that there is a sum of circa £240 pa payable to the Poundbury Estate.

Service charge £2,475.78 per annum
Ground rent £150 per annum



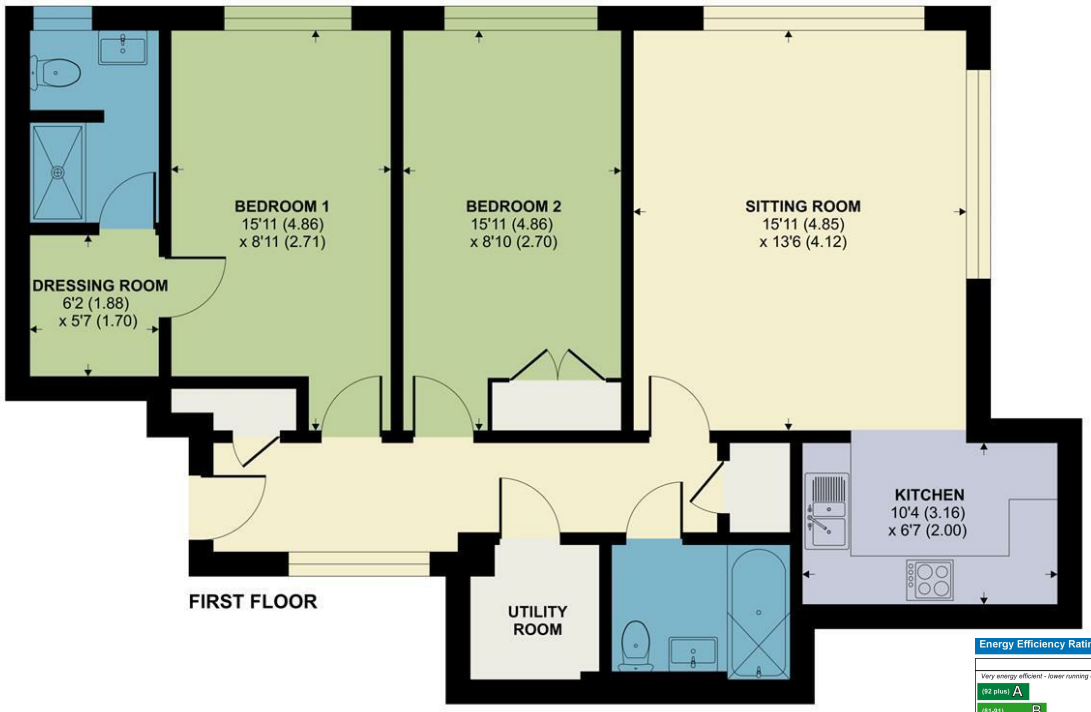




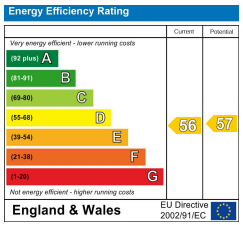
Challacombe Street, Poundbury, Dorchester

Approximate Area = 861 sq ft / 79.9 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 2026. Produced for Symonds & Sampson. REF: 1401880







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