



Hamslade House | 10 Hamslade Street | Poundbury | DT1 3ET

**By Auction £150,000**

Anglotown   
RESIDENTIAL LETTINGS & SALES

**Hamslade House | 10 Hamslade Street  
Poundbury | DT1 3ET  
By Auction £150,000**

Set in the charming area of Poundbury, Hamslade House offers a delightful living experience in a modern setting. This well-appointed ground floor flat, built in 2018, boasts a generous 611 square feet of living space.

There is a bright and airy open plan living area, with stylish Karndean hard flooring. A well-designed bathroom completes the accommodation. The property has oak doors throughout.

Residents will appreciate the added benefits of a communal hallway, which includes post boxes for convenience. The property offers an allocated parking space, making it easy to come and go as you please. For those who enjoy cycling, a communal cycle store is available, along with bin stores for easy waste disposal.

Poundbury is the brain child of King Charles III which embraces a diverse style of architecture combining residential and retail properties to create a village feel. Amenities include Waitrose, Spar, various cafes, bakeries and public houses. There is a doctors surgery, dentists, chiropractors and a veterinary surgery. There are several boutiques, hairdressers and beauty parlours. It is home to an award winning butchers, deli and a splendid Italian bakery.

**Auctioneers Additional Comments**

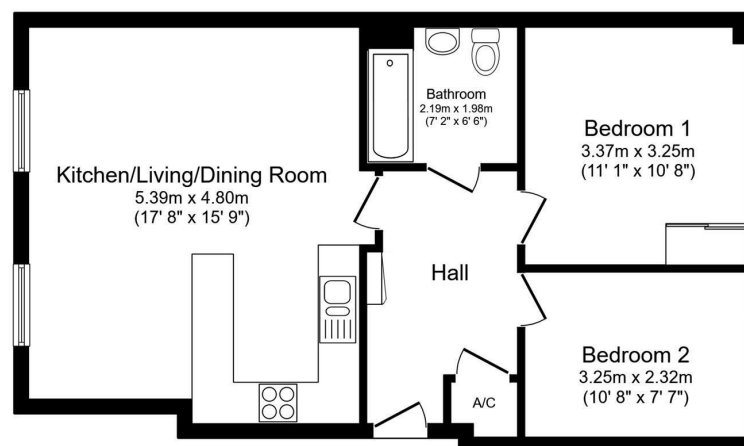
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Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared

- 2 Bedroom Ground Floor Flat • Built in 2018
- Light bright accomodation
- Open plan living space
- Remainder of a 250 year lease
- EPC C
- Allocated parking space
- No Onward Chain
- Gas fired central heating and double glazing
- Council Tax C



**Ground Floor**  
Floor area 59.8 sq.m. (643 sq.ft.)

Total floor area: 59.8 sq.m. (643 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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