



Great Cranford Street
Poundbury
£230,000



OFFERED WITH NO FORWARD CHAIN and situated within a scenic Area of Outstanding Natural Beauty, this stylish two-bedroom second-floor apartment offers a superb balance of light, space, and functionality. Accessible via a convenient communal lift, the beautifully presented accommodation features two well-proportioned bedrooms, a contemporary bathroom, and a generous triple-aspect living space with a fully equipped kitchen. The property benefits a private car port, and a shared storage unit providing a seamless blend of comfortable living and practical everyday convenience in a prime location. EPC Rating: B

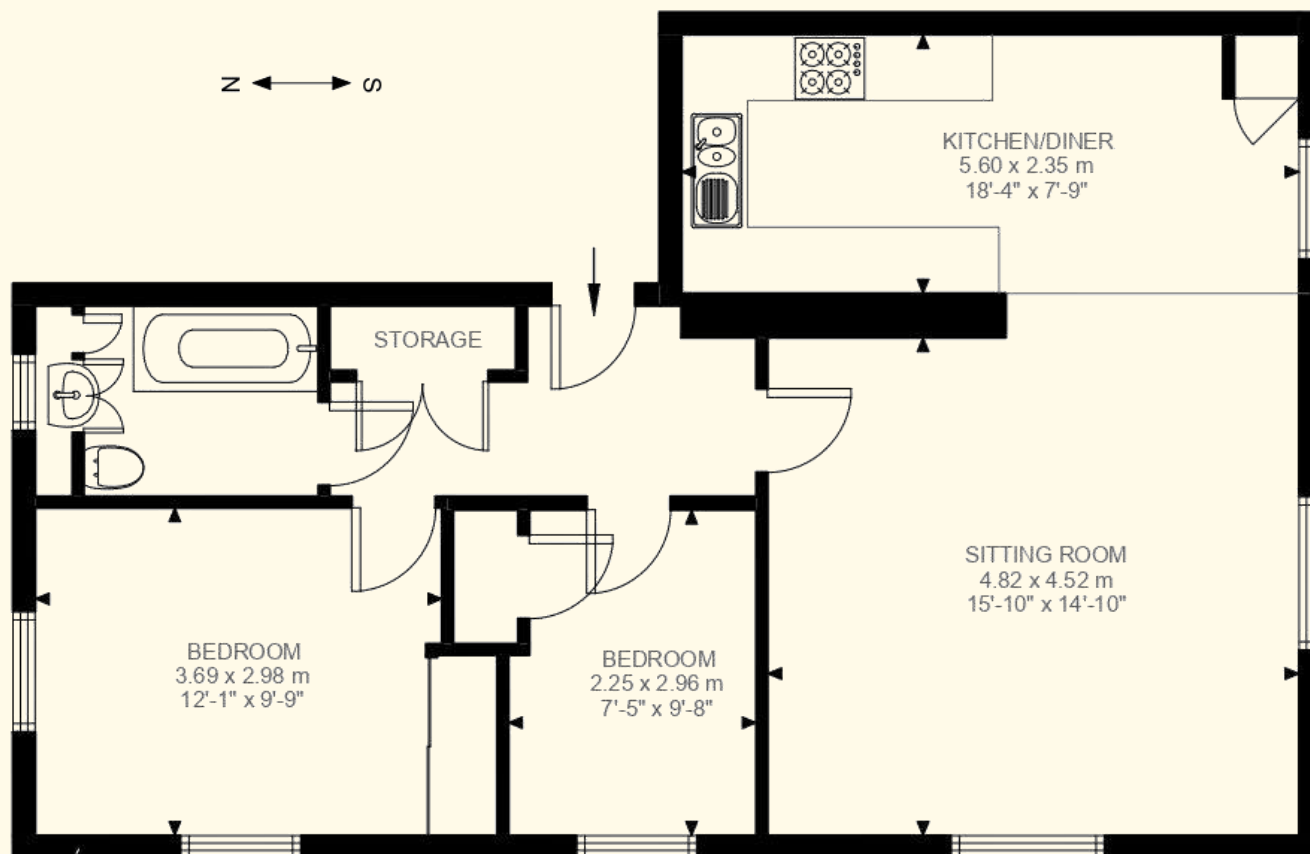
Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby. Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



Entry to this desirable property is via a welcoming communal entrance, opening into hallway where both stairs and a convenient lift provide effortless access to the second floor. A door opens into the hallway, welcoming you with a sense of space and light, setting the tone for the rest of the property and providing access to most rooms. Starting with a generous sitting room that benefits from a double-aspect layout, ensuring the room is flooded with natural light throughout the day. Finished with attractive wood-effect laminate flooring that runs consistently through the home, the living area flows naturally into a high-specification kitchen. Designed for modern convenience, the kitchen boasts a variety of wall and base level units with sleek worktops housing a stainless-steel double sink with mixer tap and a full suite of integrated Gorenje appliances, including a fitted fridge, freezer, dishwasher and a seamlessly built-in washing machine.

The attractive wood effect flooring flows into the stylish bedrooms. The primary bedroom is a spacious double room enjoying a bright dual-aspect and the added benefit of a built-in wardrobe creating excellent storage solutions. The second bedroom is also a good size, currently utilised as an office, and features a front-aspect window that welcomes light and also benefits from a storage cupboard. Serving the home is the bathroom, mirroring the flooring of the rest of the apartment and enhanced by tiled walls. The bathroom is fitted with a suite including a panel enclosed bath, a hand wash basin built into a vanity cabinet, a WC and heated towel rail.

In addition to the accommodation, the apartment includes excellent practical features located outside. A private car port provides sheltered and secure parking, while a separate lockable storage unit offers a highly useful space for securing bicycles or larger household items.



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

The lease term is 250 years (less 10 days) from 22 April 2008. Please note that there is a quarterly service charge of £573.16. There is an annual ground rent charge of £125.00. There is an annual Manco charge of £240.00. There is a discount for early repayment

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk
No pets are permitted.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

Broadband:

At the time of the listing, standard, superfast and ultrafast fiber-optic broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>