

Symonds
& Sampson



79e Oliver House

Great Cranford Street, Poundbury, Dorchester, Dorset

79e Oliver

Great Cranford Street

Poundbury

Dorchester

Dorset DT1 3SQ

A beautifully designed 2 bedroom, 2 bathroom, second floor apartment with lift to all floors and 2 parking spaces, situated close to Queen Mother Square.



- Second floor apartment with lift to all floors
 - Sitting/dining room
 - Two double bedroom
 - Two bathrooms
 - Allocated parking 2 cars
 - 10 year NHBC Warranty
- Leasehold with a 999 year lease
- Annual service charge £1358

Guide Price **£340,000**

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

Plot 79e is a second floor apartment with attractive brick-faced elevations under a tiled roof. The accommodation comprising a sitting/dining room, separate kitchen, two bedrooms, two bathrooms and two parking spaces.

ACCOMMODATION

The apartment is found on the ground floor and has its own private entrance; Accommodation consisting of an entrance hallway with a store cupboard and an airing cupboard. The door opens into a delightful dual aspect sitting/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, fridge/freezer, dishwasher and washing machine/dryer.

There are two double bedrooms, the principal bedroom enjoying an en-suite shower room. There is also a well-appointed family bathroom.

The property includes a 10 year NHBC warranty.

The drawings & photography and particulars are for illustrative purposes only and shall not form part of any contract.

OUTSIDE

There is two allocated parking spaces.

SITUATION

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards. Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics, and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community. Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and The Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion.

A short journey from both Dorchester South and Dorchester West stations, residents of Pavilion Green East are easily connected to the South West trains network, with direct trains into London Waterloo and Bristol Temple Meads. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

SERVICES

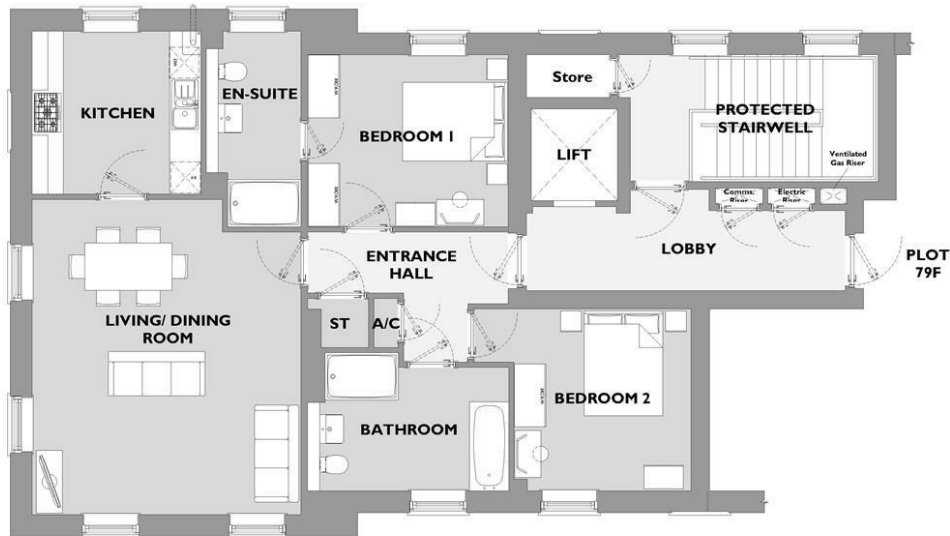
Electricity, gas, water and mains drainage. Gas fired central heating.

Local Authority
Dorset Council Tel: 01305 251010

Council tax band: TBC

Tenure
Leasehold
We have been informed by the developers there will be a 999 year lease.
Annual service charge of £1358





SECOND FLOOR

PLOT 79E TWO BEDROOM HOME

SECOND FLOOR FLAT

Living Room/ Dining Room
5.13 x 6.01m (16'10 x 19'9 ft max)
(Dimensions including recess)

Kitchen
3.22 x 3.11m (10'7 x 10'03 ft max)

Bedroom 1
3.82 x 3.28m (12'7 x 10'9 ft max)

Bedroom 2
3.37 x 3.47m (11'1 x 11'5 ft max)
(Dimensions excluding door recess)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Poundbury/pgs/10.6.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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