



## Flat 4, Eddy Fry House, 1 Saltash Place, Poundbury, Dorchester,



- Brand New First Floor Apartment
- Dual-aspect Lounge which floor the room with natural light
- Two double bedrooms
- Lift Access
- Stylish shaker-style kitchen with integrated appliances
- Two allocated parking spaces

£1,400 Per Month

Symonds & Sampson are delighted to present a selection of six brand-new apartments located in the highly sought-after development of Poundbury, Dorchester. Available immediately on an unfurnished basis.

This beautifully finished first-floor apartment, accessible via a lift, offers the following accommodation:

**Kitchen** - A stylish shaker-style green coloured kitchen with oak-effect worktops, complete with integrated AEG double oven, gas hob and extractor hood, Electrolux washer/dryer and fridge/freezer, plus an AEG dishwasher. A cupboard houses the Vaillant combi boiler providing gas central heating and hot water. Wood-effect vinyl flooring throughout.

**Living Room** - A spacious lounge featuring dual-aspect sash windows that flood the room with natural light.

**Bedrooms** - Principal Bedroom: A generous double bedroom benefiting from a contemporary ensuite shower room fitted with a Mira shower unit, heated towel rail and vinyl flooring.

Second Bedroom: A well-proportioned double bedroom with a large sash window.

**Main Bathroom** - A spacious, modern family bathroom featuring a bath and separate shower cubicle with Mira shower, vanity units, Hans Grohe brassware, and Porcelanosa tiling. Heated towel rail and vinyl flooring included.

**Hallway & Storage** - The hallway includes two large storage cupboards.

**Outside** - The property benefits from two allocated parking spaces, along with access to a bin store and bike storage area.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, mains Gas and mains Electric. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £1400 per calendar month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

Council Tax Band: TBC

EPC: B

\*No deposit option via Reposit available\*

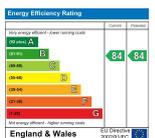
## SITUATION

Poundbury is an urban extension to the Dorset county town of Dorchester, designed in accordance with the principles of architecture and urban planning as advocated by His Majesty, King Charles III. Offering all the essential amenities including a large Waitrose, plenty of parking, and a delightful pub and restaurant.

Poundbury is also within easy reach of the scenic Dorset countryside and Dorchester town centre is just 1 mile away. The development is built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

## DIRECTIONS

<https://what3words.com/hooked.luck.printouts>



PouLets/HL/18/02/26



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