



Instinct Guides You



## Crown Place, Dorchester, DT1 3FE Guide Price £250,000

- Crown Place, Poundbury
- Allocated Parking
- Moments From Amenities
- Ensuite
- Two Double Bedrooms
- First Floor Apartment



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Located in the heart of Poundbury, this bright and spacious apartment offers a thoughtfully arranged interior with high ceilings, large sash windows, a stylish open-plan layout and allocated parking. Positioned within a distinctive period-style building, the flat benefits from two double bedrooms, an ensuite, a modern kitchen and a generous lounge diner, all within close proximity to Queen Mother Square, local amenities and green open spaces.

The entrance hallway provides access to each room, finished with wood-effect flooring and neutral decor that continues throughout the property. To the left, the open-plan lounge diner enjoys dual-aspect windows that flood the space with natural light. There is ample room for both seating and dining, creating a versatile living area. The adjacent kitchen is fitted with a range of contemporary white cabinetry, wood-effect worktops, white subway tile splashbacks and integrated appliances including an oven and hob, with additional space for a washing machine and dishwasher.

Both bedrooms are double in size and carpeted, with bedroom one featuring two sash windows and an ensuite shower room. The main bathroom is accessed via the hall and includes a bath with glass screen and overhead shower, WC, wash basin with storage below and a tall window with plantation shutters, enhancing both privacy and light.

This well-presented apartment combines characterful proportions with modern finishes and occupies a prime position in one of Poundbury's most sought-after settings.

**Lounge/Diner 16'2" x 11'3" (4.93 x 3.45)**

**Kitchen 11'6" x 8'3" (3.53 x 2.54)**

**Bedroom One 12'7" x 10'4" (3.86 x 3.15)**

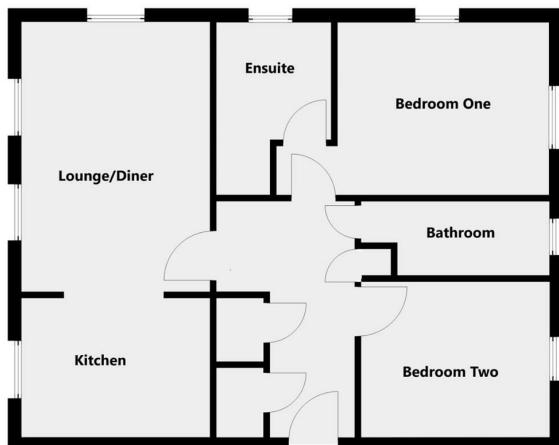
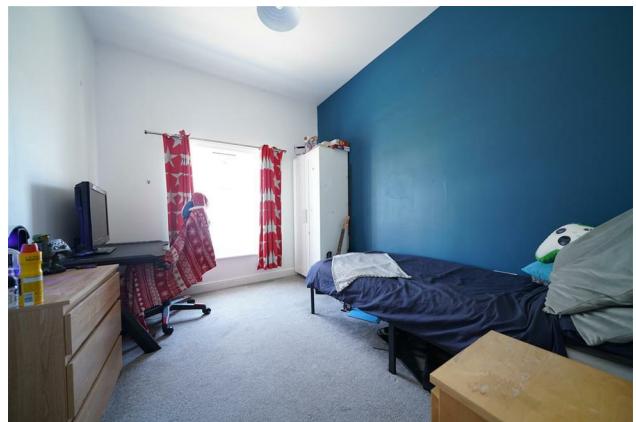
**Bedroom Two 11'3" x 9'3" (3.45 x 2.84)**

#### **Lease & Maintenance Information**

The vendor informs us that there is a 125 year lease with a 119 years remaining, the service charge is £218.84 per month which includes buildings insurance, pets and letting are with permission.

Please ensure all details are verified by your solicitor before incurring further costs.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

