



Crown Street West  
Poundbury  
£325,000



Found in an area of outstanding natural beauty and offered with no forward chain, this stylishly appointed first-floor apartment is located on the prestigious Crown Street West in Poundbury. Offering modern, low-maintenance living, the property features a bright open-plan living space, two spacious double bedrooms, and excellent accessibility via a lift. Finished with attractive laminate flooring and fitted shutters throughout, this home is ready for immediate enjoyment. Externally, the property benefits from two allocated parking spaces found in the car park to the rear of the building, and a south facing balcony. 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.



Entrance to this lovely home is via a secure communal entry system with front and rear doors, both fully connected to an internal intercom system. A passenger lift provides level access directly to the first floor.

The welcoming entrance hallway features wood effect laminate flooring that extends seamlessly into the main living areas. At the heart of the home is the open-plan lounge and kitchen, a bright and airy space perfectly designed for both relaxing and entertaining. The lounge area features an extended front-aspect window filling the room with natural light creating a great reading nook, along with direct access onto the private, low-maintenance, south-facing balcony. The kitchen area is fitted with a range of wall and base level units with work surfaces over, and a comprehensive suite of integrated appliances, including an AEG gas hob with a single oven and grill, an AEG dishwasher, an Electrolux washer and dryer, and a built-in fridge freezer.

The principal suite is a generous double bedroom boasting a front-aspect window with views looking out onto the balcony. This bedroom benefits from a private en-suite bathroom finished with laminate flooring and stylish splashback tiling, featuring a walk-in shower cubicle, a hand wash basin, and a WC.

Bedroom two is a further well-proportioned double guest suite featuring a rear-aspect window and its own dedicated en-suite shower room. This room is completed with splashback tiling, a panelled bath with a shower attachment, a hand wash basin, and a WC.

A separate cloakroom offers a highly convenient guest toilet accessible from the hallway, featuring a WC, hand wash basin, laminate flooring, and neat splashback tiling. Externally, a private, south-facing outdoor balcony serves as a peaceful retreat, perfect for morning coffee or evening relaxation.

**Agent Note:**

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit: [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

The lease length is 999 years from and including 17 December 2019.

We are advised that there is an annual service charge of £2,965.00 payable to Abbey Court Management Company Limited.

**Flood Risk:**

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

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

**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.

**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.

**Mobile and Broadband:**

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

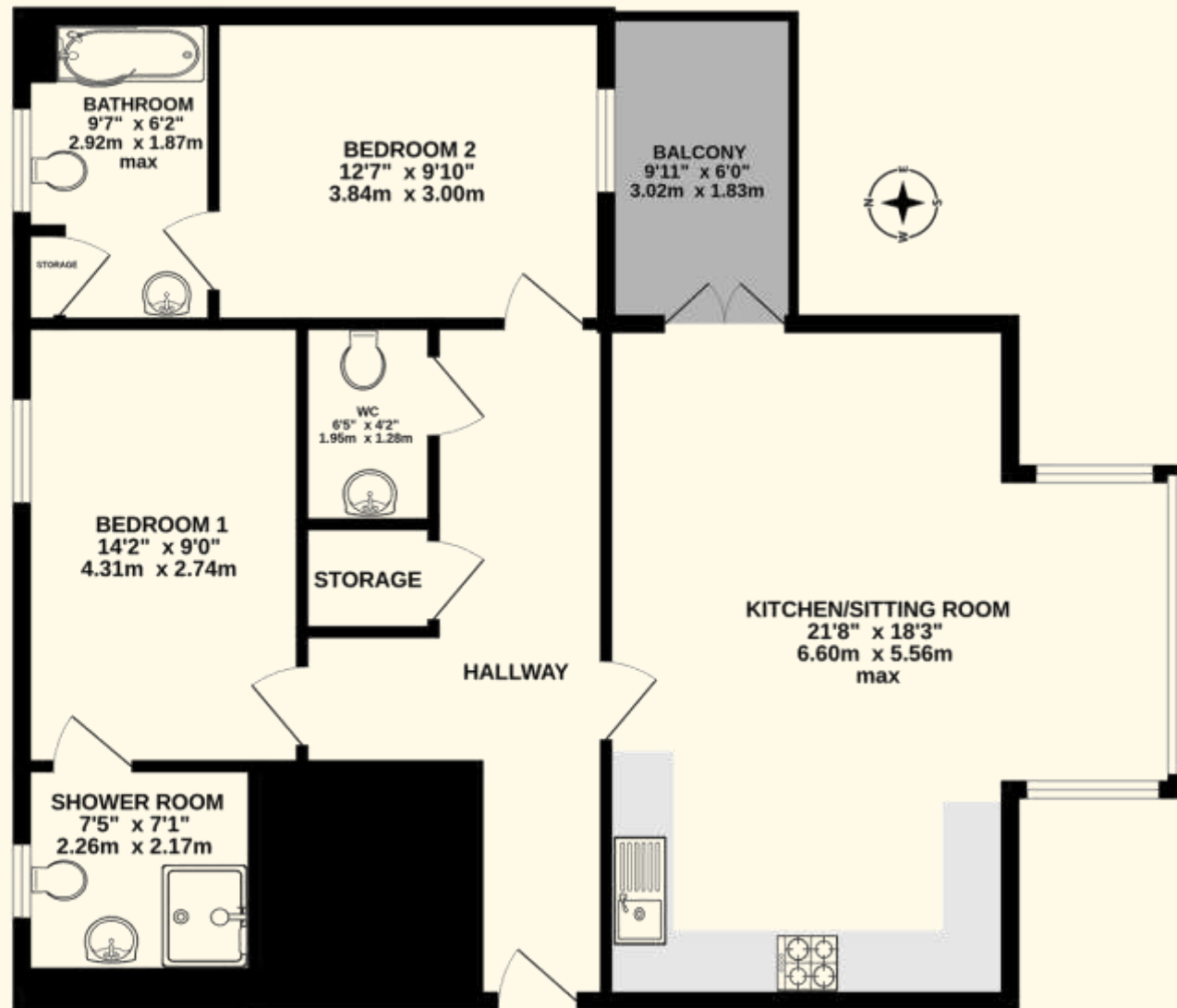
Mobile phone service varies dependent upon your provider.  
For up-to-date information please visit <https://checker.ofcom.org.uk>

**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>

**FIRST FLOOR**  
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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