4 Stannon Street

Poundbury, Dorchester

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Poundbury
Dorchester
Dorset DT1 3SG

A well presented two bedroom, two bathroom, 1st floor apartment with lift to all floors, and allocated parking space under a covered car port, situated close to Queen Mother Square.

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- Dual aspect sitting/dining room
- Kitchen/breakfast room
- Lift to all floors
- Principal bedroom with en-suite shower room
- Covered car port with parking
- Close to Queen Mother Square
- Service Charge - £1,800 per annum
- Leasehold with 230 years remaining

Guide Price £245,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk

THE PROPERTY

This first floor apartment is located in this attractive building with red brick elevations under a tiled roof. There is access both via the front and rear of the building with a hallway, staircase and lift to all floor.

The accommodation comprises of a communal hallway with an intercom entry system with lift to all floors as well as a staircase. Within the apartment the hallway, with an airing cupboard leads to a dual aspect sitting/dining room, giving an abundance of natural light. The kitchen/breakfast room has a dual aspect outlook and comprises; a range of wall and floor mounted units with worktops over, integrated fridge, freezer, dishwasher, electric double oven/grill and induction hob with extractor hood over. Space and plumbing for washing machine.

There is a family bathroom and two double bedrooms both with built in wardrobes. The principal bedroom benefits an en-suite shower room.

OUTSIDE

There is an allocated car parking space under a covered car port and a communal recycling storage area. Pedestrian access to the parking and communal bin storage via to the rear of the ground floor.

SITUATION

The property is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Luxury Monart Spa, butchers, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardye School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

DIRECTIONS

What3words///eyeliner.sank.crossing

SERVICES

All main services are connected.
Gas fired central heating.
Broadband - Ultrafast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (https://www.ofcom.org.uk)

Council Tax Band: C
(Dorset Council - 01305 251010)

AGENTS NOTE

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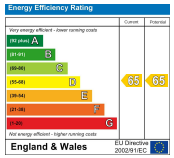
We are advised that there is a sum of circa £220 pa payable to the Poundbury Estate.

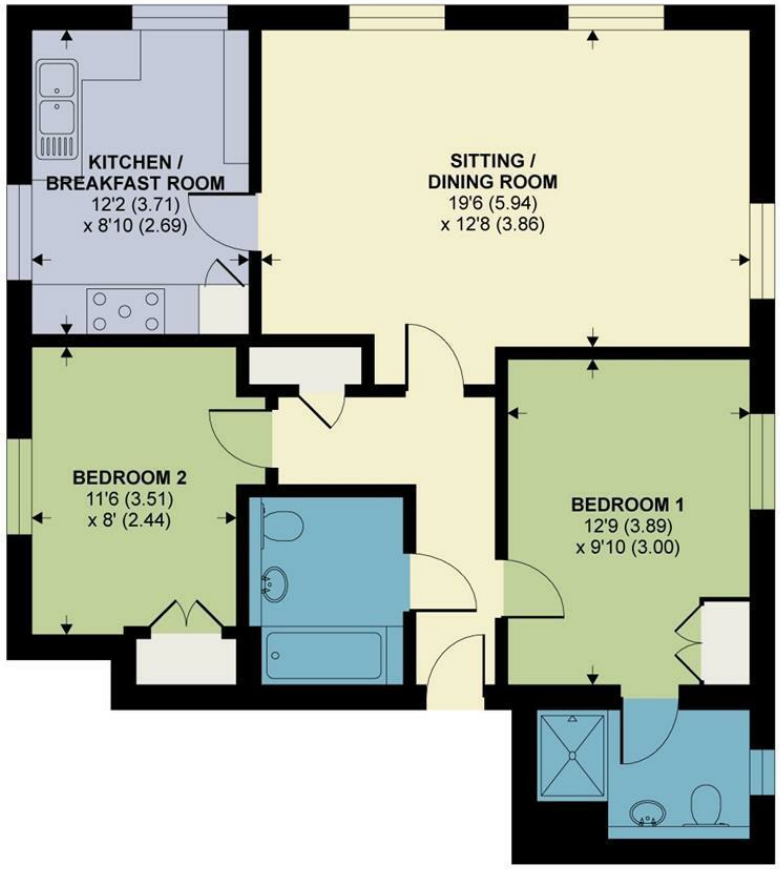
Leasehold – 250 years from 01/01/2006 with 230 years remaining.
Service Charge - £1,800 per annum.
Management Company: 1-8 Stannon Street Management Company Ltd

Photos were taken in 2022 when the property was occupied.

Stannon Street, Poundbury, Dorchester, DT1 3SG

APPROX. GROSS INTERNAL FLOOR AREA 794 SQ FT 73.7 SQ METRES





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Poundbury/PGS/11.8.26

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