

Flat 4

3 Chetcombe Mews, Poundbury, Dorchester, Dorset

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3 Chetcombe Mews
Poundbury
Dorchester
Dorset DT1 3BP

A well-presented modern, two bedroom first floor apartment situated in the heart of Poundbury.

2 1 1

- Sitting/dining room with Juliet balcony
- Seperate kitchen
- Two double bedrooms
- Allocated parking
- Close to Buttermarket
- Leasehold - 237 years remaining
- Service charge - £1,200 per annum & Ground rent - £204.00 per annum

Guide Price £200,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk







INTRODUCTION
The apartment was built in 2013 by renowned local builders CG Fry & Son. The accommodation throughout includes high ceilings and sash windows affording a good degree of natural light.

THE PROPERTY
On the ground floor, a communal entrance hallway with stairs leads to the first floor. Intercom entry system. The apartment comprises an entrance hall with storage and boiler cupboard. There is a delightful sitting/dining room with double doors opening to a Juliet balcony with views across Poundbury and beyond. The kitchen comprises a range of wall and floor-mounted units with worktops over, integrated fridge and freezer, double oven, electric hob, extractor fan, dishwasher and washer/dryer.

The accommodation includes two double bedrooms together with a family bathroom with WC, wash hand basin and bath with shower screen and shower over the bath.

OUTSIDE
The apartment has a allocated parking space for one car and communal bin storage area at the rear of the building.

SITUATION
The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets. The 'outstanding' Thomas Hardye School is a few minutes away.

DIRECTIONS
What3words///mega.boast.wolf

SERVICES
Mains electric, water and drainage. Nibe boiler.
Underfloor electric Nibe heat pump air source.

West Dorset District Council Tel: 01305 251010
Council Tax B

Broadband-Ultrafast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from https://www.ofcom.org.uk)

MATERIAL INFORMATION
Manco Charge
We are advised that there is a sum of £225 per annum payable to the Poundbury Estate.

Lease Details
250 year lease from June 2013. We are advised by the vendor that there are 237 years remaining on the lease.

Service charge - £1,200 per annum. Foxes Property Management Company, Bournemouth.
Ground rent - £204.00 per annum.

Photos taken in 2023.







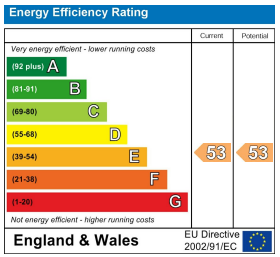
Chetcombe Mews, Poundbury, Dorchester

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1005794





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