



Crown Place
Poundbury
£310,000

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



This excellent two-bedroom, penthouse apartment is ideally situated within the sought after Crown Square area of Poundbury, enjoying panoramic, far reaching roof top and countryside views. The apartment boasts light and spacious accommodation that is well-presented throughout, consisting of a generous open plan living accommodation with modern and well-appointed kitchen area, a tastefully fitted bathroom and en-suite facilities to the principal bedroom. The apartment benefits from a single garage and off-road parking. EPC rating is B.

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. There are 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, nearby garden centre and the highly regarded Damers First School. 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.

Nearby, Dorchester, the historic county town of Dorset, 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 center and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, nearby coastal towns and villages, 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 events throughout the year.



The building is served with lift access to all three floors. Entrance to the property is gained via a hallway that houses two useful storage cupboards and is finished with wood effect flooring that continues throughout the property.

The apartment benefits from generous open plan living accommodation that receives plentiful natural light gained via three double glazed windows that provide wonderful views over the surrounding countryside. The room enjoys tasteful décor and benefits from a modern kitchen area that is fitted with a selection of integral appliances together with a comprehensive range of wall and base level units that provide ample storage options with work surface over.

There are two double bedrooms, with the principal bedroom benefiting from en-suite facilities comprising a low-level WC, a wash hand basin and a double shower cubicle.

The family bathroom is tastefully fitted with a contemporary suite comprising a low-level WC, a wash hand basin, a panel enclosed bath and a separate shower cubicle. The room is finished with part tiled walls and offers a double-glazed window that provides the room with natural light.

All rooms in the apartment have scenic vistas. There is a single secured garage with up and over door and an additional open parking space at the front entrance.

Agents Notes:

The apartment is offered with a 999 year lease dated from 19th June 2020. The leasehold garage is also offered on a 999 year lease dated from 25th April 2019

There is an Annual Service charge of £3,688.

There is an annual Manco charge of £225.00.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

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.

Mobile and Broadband Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

Tel: 01305 211970

The council tax band is D.

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.

THIRD FLOOR
397 sq.ft. (83.3 sq.m.) approx.

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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