

Symonds
& Sampson



Flat 2 Market Hall

2 Crown Square, Poundbury, Dorchester, Dorset

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2 Crown Square
Poundbury Dorchester
Dorset DT1 3JJ

A stylish dual aspect, two bedroom ground floor apartment with an outdoor terrace, located in Crown Square, Poundbury.



- Open plan kitchen/sitting/dining room
- Elegant arched windows & high ceilings
- Principal bedroom with en-suite shower room
 - Family bathroom
 - Outdoor terrace
 - Allocated parking space
- Leasehold with 247 years remaining
- Service charge £1,800 per annum

Guide Price **£350,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

A beautiful, light and airy, dual aspect, ground floor apartment situated on Crown Square. The property is one of only six apartments in this exclusive building, completed in 2023. It offers open plan living with high ceilings and a terrace, principal bedroom en-suite, a second double bedroom, family bathroom, an allocated parking space and a covered bike store in the adjacent Mews building.

THE PROPERTY

The apartment is located on the ground floor. On entering, rooms lead from the hallway to an open-plan kitchen and a living/dining room with Karndean flooring. The kitchen has neutral units, a built-in eye-level electric oven, an induction hob, extractor hood, washing machine and a fridge freezer. The spacious, double-aspect, open-plan sitting/dining room is flooded with natural light from the sash windows and has access to a westerly facing terrace. There are two double bedrooms, the principal bedroom benefitting from an en-suite shower room. There is also a well-appointed family bathroom, with a bath and shower.

OUTSIDE

The apartment benefits from an allocated parking space, close to the front door of the building. There is also a covered secure bike store and separate recycling area.

SITUATION

Market Hall is conveniently situated in a short walking distance from both the Great Field and Queen Mother Square with all its associated amenities.

Poundbury provides a wide range of amenities including a Waitrose supermarket, award winning butchers, Luxury Monart Spa, cafés, 2 public houses, veterinary practice, dentist surgery, doctor's surgery, general store, boutiques and specialist shops. There is a regular bus service to Dorchester and surrounding villages.

DIRECTIONS

What3words:///perplexed.wage.feared

SERVICES

Mains drainage, electricity, gas and water.
Gas fired central heating system.

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>)

Dorset Council
01305 251010

MATERIAL INFORMATION

Council Tax Band D
EPC B

Leasehold

We have been informed by our seller that the property is on a 250 year lease with currently 247 years remaining. Annual service charge is £1,800.00. No ground rent payable.

Manco Charge 2:

We are advised that a sum of £225 per annum is payable to the Poundbury Estate Company.



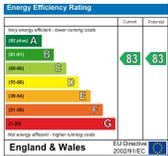
Crown Square, Poundbury, Dorchester

Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1420156



Poundbury/PGS/17.03.26



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



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