

Symonds
& Sampson

Kemp & Co. Residential Lettings and Property Management

Kemp & Co.

COFFEE LOUNGE & BISTRO

Flat 2, 4 Abbey Court

Poundbury, Dorchester, Dorset

Flat 2, 4 Abbey Court

Poundbury
Dorchester
Dorset DT1 3FL

A modern and beautifully presented first floor flat set within an attractive building, close to Queen Mother Square. The accommodation offers an open plan living, two double bedrooms, bathroom and allocated parking.



- Stylish first floor flat
- Spacious open plan kitchen/sitting/dining room
- Family bathroom with bath and separate shower cubicle
 - Allocated parking
 - Remaining NHBC warranty
 - Close to local amenities
- Leasehold 999 years from 2020 with 994 years remaining.
- Service charge £2,122.00 per annum

Guide Price £285,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

This delightful first-floor flat with stucco-fronted elevations, wrought iron window grills, under a slate roof, built in 2019 by well-reputed local builders CG Fry and Son. The property is accessed from the rear of the building with stairs to all floors and is conveniently situated close to Queen Mother Square.

ACCOMMODATION

The first floor flat offers beautiful accommodation; an entrance hall with store cupboard, an open plan kitchen/sitting/dining room with wood-effect flooring throughout, a large sash window to the front and a feature wall with wood panelling. The kitchen has an attractive range of wall and floor cupboards with a double electric oven, gas hob with extractor hood above, integrated dishwasher, fridge/freezer, and washer/dryer.

There are two double bedrooms both with large front aspect windows, one being currently used as a modern home working space, and a well-appointed family bathroom with a bath and separate double shower cubicle.

OUTSIDE

The flat has the exclusive right to use an allocated parking space situated to the rear of the building. There is a separate recycling area.

SITUATION

The property is situated in Crown Street West within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Monart luxury Spa, butcher, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, opticians, dental surgeries and doctors' surgeries, along with a number of specialist outlets. There is also a First School.

DIRECTIONS

What3words///whisk.tropic.flick

SERVICES

Mains electric, water and drainage. Gas fired central heating system.

Local Authority

Dorset Council 01305 251010

Broadband: Ultrafast speed is available in the area. Highest download speed 1800 Mbps

Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band C

EPC B

The flat has the added benefit of the remaining NHBC guarantee

Leasehold Details:

We understand from our vendor:

Leasehold – 999 years from July 2019 with 994 years remaining.

Service Charge - £2,122.00 per annum.

Management Company - Abbey Court (Poundbury)

Management Company Ltd

Manco Charge 2: We are advised that there is a sum of £200 per annum payable to the Poundbury Estate Company.



Abbey Court, Poundbury, Dorchester

Approximate Area = 871 sq ft / 80.9 sq m

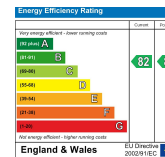
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1241216



Poundbury/PGS/20.08.2025



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