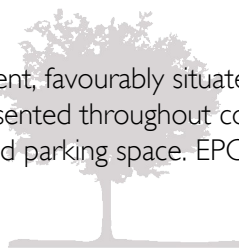




Crown Street West, Poundbury

Parkers are delighted to offer for sale this one bedroom, ground floor apartment, favourably situated within the sought after development of Poundbury, in close proximity to Queen Mother Square. The apartment offers accommodation that is well presented throughout comprising generous open plan living accommodation, a double bedroom and a tastefully fitted bathroom. In addition, the apartment benefits from an allocated parking space. EPC rating B.

£195,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property 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 and garden centre. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away

Accommodation

Entrance

Via a communal entrance with stairs to all floors.

Apartment 2

Hallway

Entrance to the apartment is gained via a hallway that houses a generous storage cupboard and offers access to all accommodation.

Open Plan Living Accommodation 6.68m x 3.68m (21'11" x 12'01")

The apartment benefits from generous open plan living accommodation that receives plentiful natural light gained via two double glazed windows that enjoy a front facing aspect. The room is finished in neutral decor and offers two wall mounted radiators and both telephone and television points.

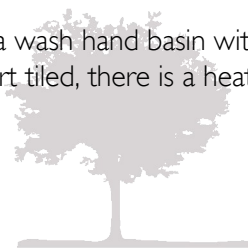
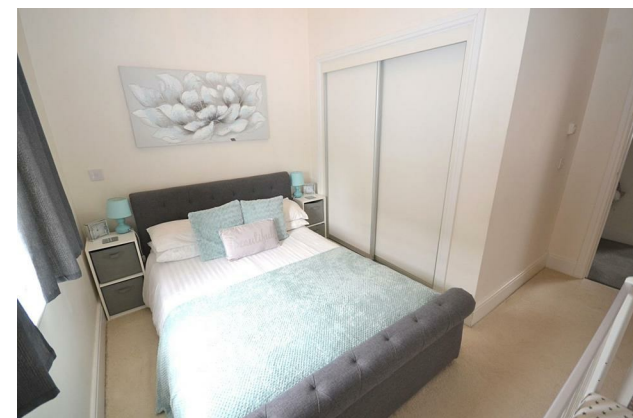
The kitchen area is well appointed, fitted with a comprehensive range of wall and base level units that provide ample storage options with work surface over. There is a one and a half bowl stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including an oven with a four ring gas hob with extractor hood over. The kitchen area is finished with tiled flooring and offers ample space for a table and chairs.

Bedroom 3.63m x 3.33m (11'11" x 10'11")

The bedroom is generous in dimensions and receives natural light gained via a rear aspect double glazed window. The room is well appointed, fitted with a built in wardrobe and offering a wall mounted radiator.

Bathroom

The bathroom is tastefully finished, fitted with a suite comprising a low level wc, a wash hand basin with storage cupboard below and a panel enclosed bath with shower attachment over. The walls are part tiled, there is a heated towel rail and a wall mounted cabinet with mirror and lighting.



Outside

The apartment benefits from one allocated parking space.

Agents Notes

246 years remaining on the lease

Annual service charge of £900.00

Annual Poundbury Manco charge of Approx £150.00 per annum.

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities

Dorset Council,
South Walks House, South Walks Road,
Dorchester,
Dorset,
DT1 1UZ

Tel: 01305 211970

We are advised that the council tax band is C

Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860

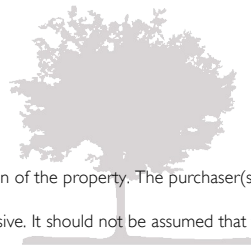
COVID-19 - Please note that viewings can only be offered to clients in a position to proceed to purchase and are undertaken with strict safety measures in place.

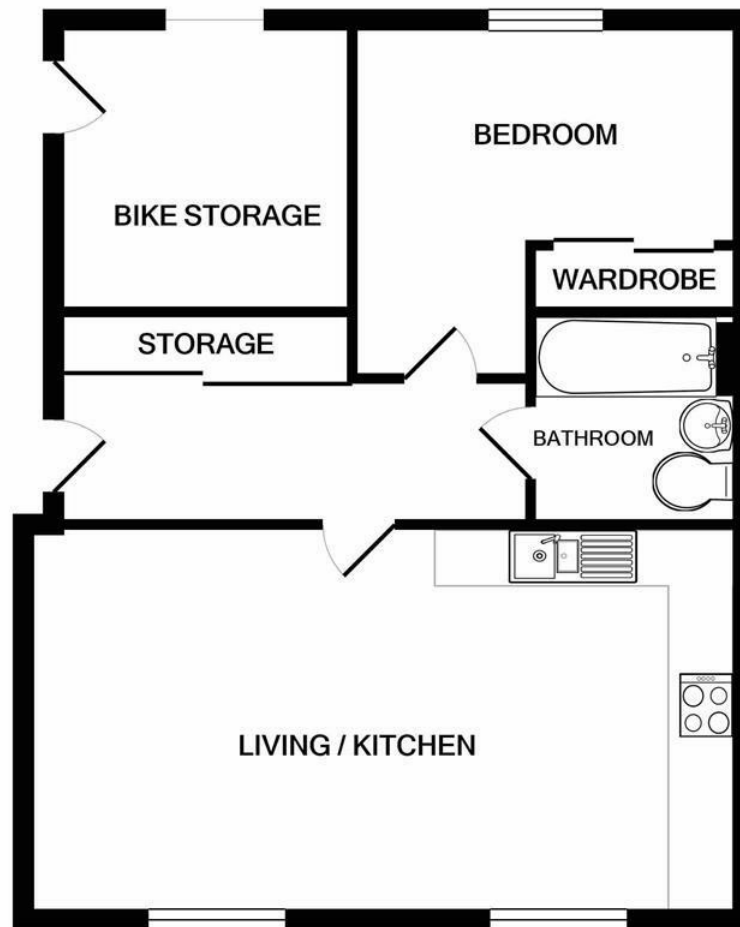


Important notice. Parkers notify that:

- 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.





FLAT CHARLOTTE HOUSE, DT1 3DW
TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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