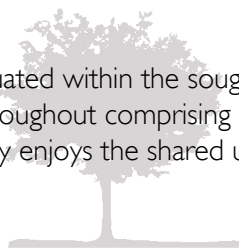




Crown Street West, Poundbury

This light and spacious two bedroom ground floor apartment is favourably situated within the sought after development of Poundbury, accessed via its own private front entrance. The apartment offers accommodation that is presented to a high standard throughout comprising generous open plan living accommodation with well appointed modern kitchen, a tastefully fitted bathroom and a separate cloakroom. In addition, the property enjoys the shared use of the communal garden. EPC rating C.

Asking price £225,000



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 situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

Accommodation

Entrance

Via a private entrance to:

Hallway

Entrance to the apartment is gained via a hallway that sets the tone for the rest of the property with high ceilings and plentiful natural light creating a truly spacious and open feel. The hallway houses a useful coat cupboard and offers access to all rooms.

Open Plan Living Accommodation 19'09" x 11'03"

Living Area

The living area enjoys generous dimensions and receives plentiful natural light gained via a large feature window with shutters. The room is finished in neutral decor and offers a wall mounted radiator and both telephone and television points.

Kitchen Area

The kitchen is well appointed, fitted with a comprehensive range of modern 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 a fridge freezer, a washing machine, a dishwasher, an oven and a four ring gas hob with extractor hood over. The room is finished with wood effect flooring, splashback tiling and both inset and under unit lighting. There is ample space for a dining table.

Bedrooms

The apartment benefits from two good size bedrooms. Both rooms offer a wall mounted radiator and a double glazed window with shutters that enjoy either a front or rear facing aspect. Bedroom one is well appointed with a fitted wardrobe.

Bedroom One 11'05" x 9'10"

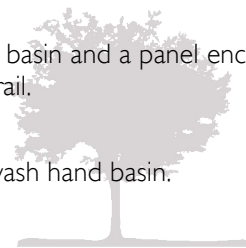
Bedroom Two 10'07" x 8'05"

Bathroom

The bathroom is tastefully fitted with a suite comprising a low level wc, a wash hand basin and a panel enclosed bath with shower attachment over. The room offers tiled flooring, part tiled walls and a heated towel rail.

Cloakroom

The apartment benefits from a further cloakroom, fitted with a low level wc and a wash hand basin.



Outside

The property enjoys the shared use of the communal garden.

Agents Notes

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

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

There are approximately 246 years remaining on the lease.

There is a six-monthly service charge of £655.86

Please be advised that additional fees may be incurred for items such as leasehold packs.

Flood Risk

Rivers and the sea - low risk.

Surface water - low risk.

Services

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Viewings

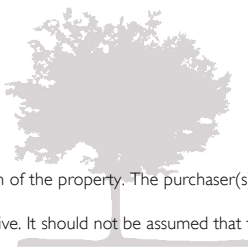
Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



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 , CROWN STREET WEST
TOTAL APPROX. FLOOR AREA 596 SQ.FT. (55.4 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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