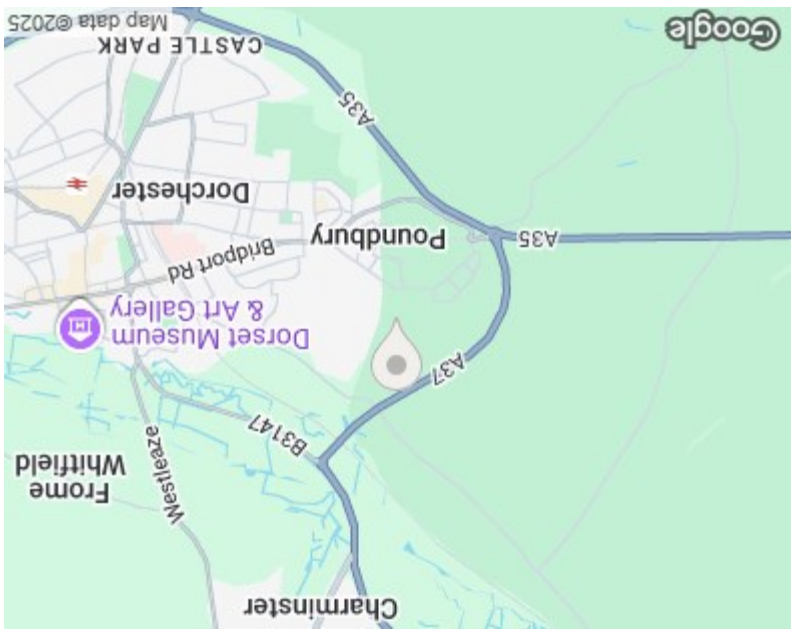
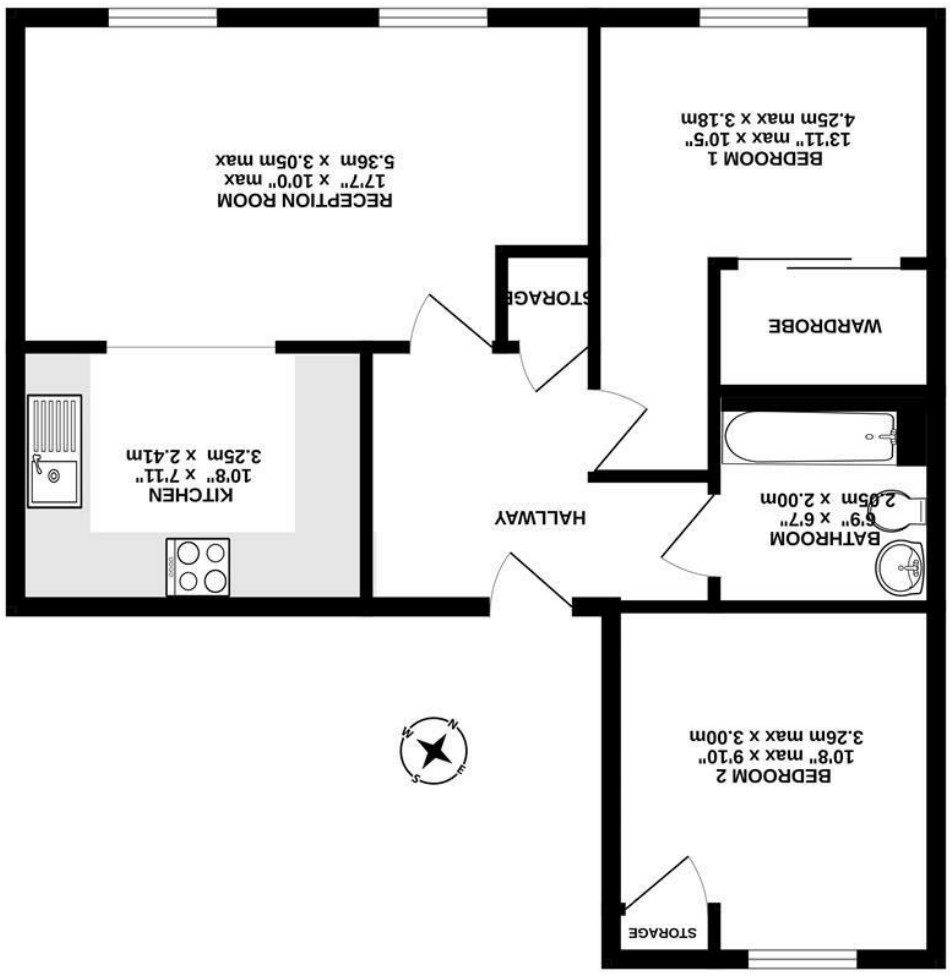




FIRST FLOOR
602 sq.ft. (55.9 sq.m.) approx.

TOTAL FLOOR AREA : 602 sq.ft. (55.9 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.
Made with Metropix ©2025

24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
01305 340860 enquiries@parkersproperty.com

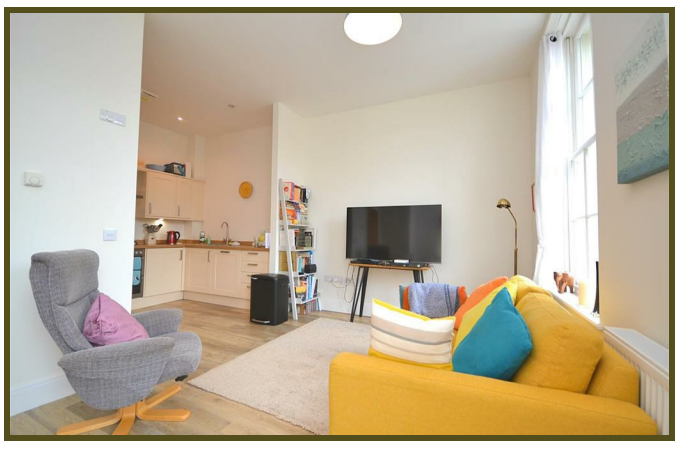
follow us at @parkers_pbury

like 'Parkers Property' on facebook

PARKERS

01305 340860

Independent Property Consultants and Valuers



Crown Street West, Dorchester

Asking price £215,000

Situated in an Area of Outstanding Natural Beauty, is this bright and modern two-bedroom apartment located in the heart of Poundbury. Accommodation includes a reception room through to a well-equipped contemporary kitchen, two double bedrooms, and bathroom and is finished with wood-effect flooring and neutral décor throughout. Externally, the property offers a shared garden and exclusive right to use a parking space in the courtyard. Situated within walking distance of Poundbury's excellent amenities, green spaces, and transport links, this property combines comfort, convenience, and modern living in a sought-after community. EPC rating B.

Situation

Poundbury is King Charles III'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. Within walking distance to the property there is 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. 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 and the Dorset County Hospital is also nearby.

Dorchester, 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 centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, 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 several events throughout the year.

Accommodation

Entrance

Entrance to the property is situated to the rear via a shared enclosed well maintained garden , mainly laid to lawn lawned with a path leading you to the communal entrance with intercom.

Reception Room/ Kitchen

The kitchen and reception room are seamlessly combined to create a bright, open-plan living space, bathed in natural light from generously sized dual-aspect windows. The kitchen features a contemporary range of wall and base units with wood-effect worktops and matching upstands, complemented by a sleek, glossy splashback and a chrome mixer tap over a stainless steel sink.

Designed with practicality in mind, the kitchen offers excellent storage and integrates all primary appliances, including a double oven with four-ring gas hob and extractor hood, a dishwasher, an AEG washer/dryer, and a fitted fridge-freezer. Benefitting beautifully high ceilings, additional storage is available above the units, maximising the use of space.

Bedrooms

The apartment features two generously sized double bedrooms. Bedroom One is bright and airy, benefiting from a front-facing window and excellent storage provided by a full-height mirrored fitted wardrobe. Bedroom two includes a built-in wardrobe that also houses the boiler. Both rooms are enhanced by wood-effect laminate flooring and neutral décor, creating a modern, cohesive finish that flows seamlessly throughout the home.

Bathroom

The bathroom is fitted with a white suite, comprising a W/C, a wash hand basin with vanity mirror over, a panelled bath with over head shower attachment and glass screen, completed with an extractor fan. The room is finished with stylish part tiled walls and laminate flooring, creating a calming aesthetic for relaxing.

Agents Notes

Lease length - 250 years from 1st January 2017

Please note there is an annual service charge of £4000.00

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

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Council tax band C

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#

Mobile and Broadband

At the time of the listing, standard and superfast 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

Services

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

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

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.