



Crown Square
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS



Offered for sale is this fabulous ground floor, two-bedroom apartment located in the heart of Poundbury as part of the new Crown Square development. Previously the show home for the building, the property boasts impressive décor and includes designer ceiling light fittings, adjustable shutters as well as full length curtains at the French doors and in both bedrooms. The accommodation comprises an open plan kitchen/living area, two bedrooms, one with en-suite facilities, a bathroom and covered terrace area. There is also an allocated parking space. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and 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, rather than relying upon a car. 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, garden centre and the highly regarded Damers First School. 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.



The communal area sets the tone for the property with a spacious feel and tall ceilings. Entrance to the property takes you to the hallway with useful storage cupboard, access to all rooms and wood effect Karndean flooring which flows through to the open plan living area.

The room is light and airy with two arched windows and French doors leading to the terrace area. The kitchen area is fitted with modern, handleless wall and base level units with soft close doors and work surfaces over. There is a 1 ½ bowl stainless steel sink and drainer. Integral appliances include a fridge freezer, eye level electric oven and four ring electric hob. Space is provided for a washing machine.

The two bedrooms are both double in size and include fitted wardrobes with full length mirror sliding doors. Bedroom one further benefits from en-suite Mira shower facilities, WC, wash basin and heated towel rail.

The bathroom has a suite consisting of a panel enclosed bath with shower over, WC, wash basin and heated towel rail. The room is finished with part tiled walls and wood effect flooring.

Externally, the terrace area offers the perfect space for outdoor furniture for dining and relaxing. There is an allocated parking space along with communal bike store and communal bin store.

Services:

Mains electricity, water and drainage are connected.

Gas fired central heating.

Agents Notes:

There is an annual service charge of £1,869.52

There are 248 years remaining on the lease.

There is an annual Manco charge of £225.00.

There is a 10 year NHBC guarantee with 8 years remaining.

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

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 D.

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#>

Viewings:

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

