



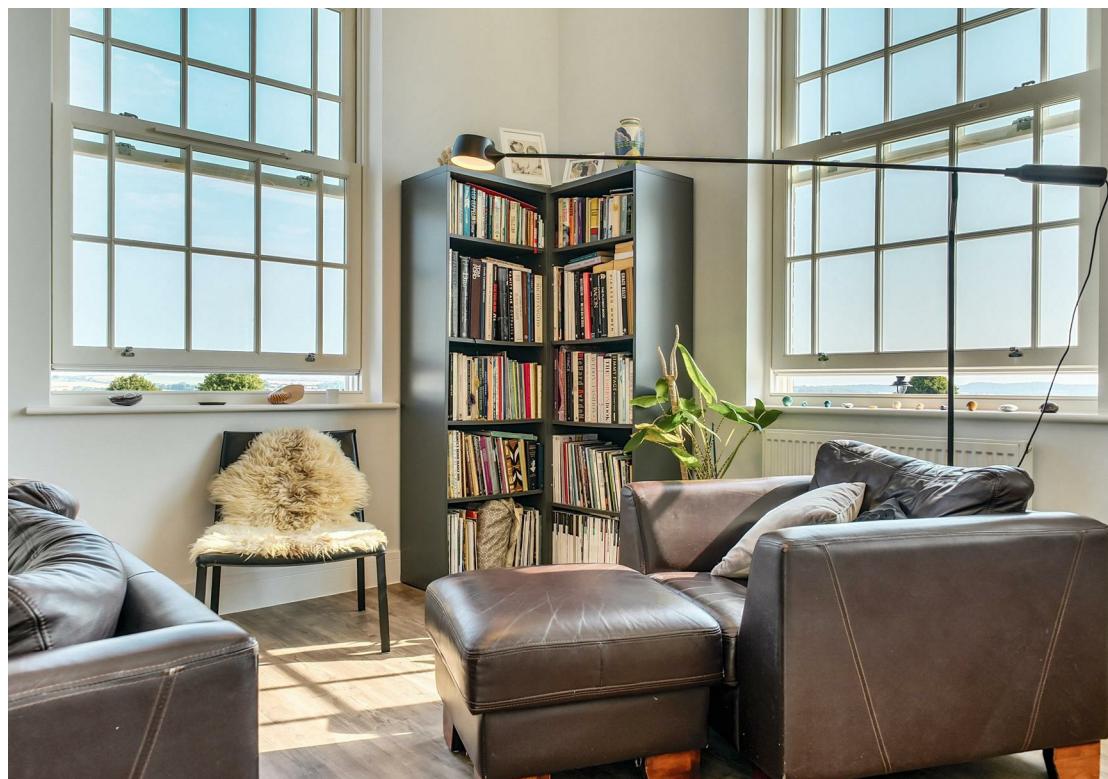
**Crown Gate**  
Poundbury, DT1 3EJ



# 14 Crown Gate

Poundbury, DT1 3EJ

- Stylish Two Bedroom Apartment
- Double Garage
- Ensuite & Family Bathroom
- Utility Room
- Secure Parking
- Share of Freehold
- Open-Plan Living
- Offered With No Onward Chain
- NHBC Warranty 8 Years Remaining
- Sought After Location





This BEAUTIFULLY PRESENTED and GENEROUSLY PROPORTIONED two-bedroom first floor apartment was completed in 2024 and offers CONTEMPORARY OPEN-PLAN LIVING, far-reaching VIEWS and the valuable addition of a DOUBLE GARAGE. Set within easy reach of a wide selection of local amenities, the apartment forms part of a small, EXCLUSIVE BUILDING COMPRISING ONLY TWO HOMES.

Accessed via a smart and immaculately kept communal entrance, shared with only one neighbouring apartment, the building benefits from a secure fob-controlled entry system, intercom and a designated post area. Inside the apartment, a welcoming central hallway leads through to the main living spaces. The open-plan living and kitchen area forms the focal point of the home and is filled with natural light from striking arched sash windows that frame views across open countryside and the rooftops of Poundbury. Oak-effect flooring has been recently installed by the current owners and runs throughout the apartment, enhancing the sense of space and continuity.

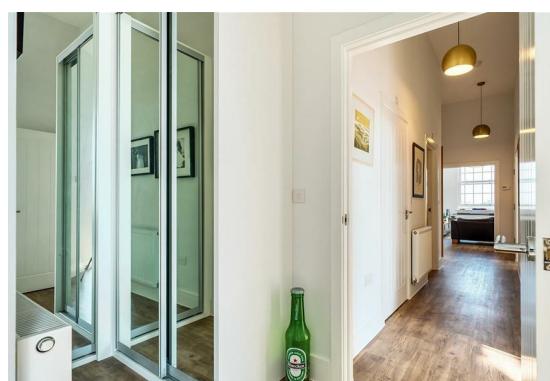


The kitchen is thoughtfully designed with a range of modern, soft-close cabinetry and ample work surfaces, together with a suite of integrated appliances including a five-burner gas hob with extractor, double oven, fridge/freezer and dishwasher. Adjoining the kitchen, the living area provides a versatile and sociable space with clearly defined zones for dining and relaxation, making it well suited to both everyday living and entertaining.

There are two spacious double bedrooms, including a principal bedroom with en-suite shower room, along with a separate family bathroom. The principal bedroom benefits from a dual aspect created by two large sash windows, a dressing area with fitted wardrobes and plenty of room for additional bedroom furniture. The en-suite is finished in a contemporary style and features a spacious shower with folding glass door, wash hand basin with storage below and WC. The second bedroom is also a well-sized double room, enjoying good natural light and ample space for freestanding furniture.

The family bathroom is finished with modern tiling and includes a bath with shower over and glass screen, a floating wash hand basin and WC. A practical utility room completes the internal accommodation and provides additional storage, a sink with drainer and space and plumbing for further appliances.

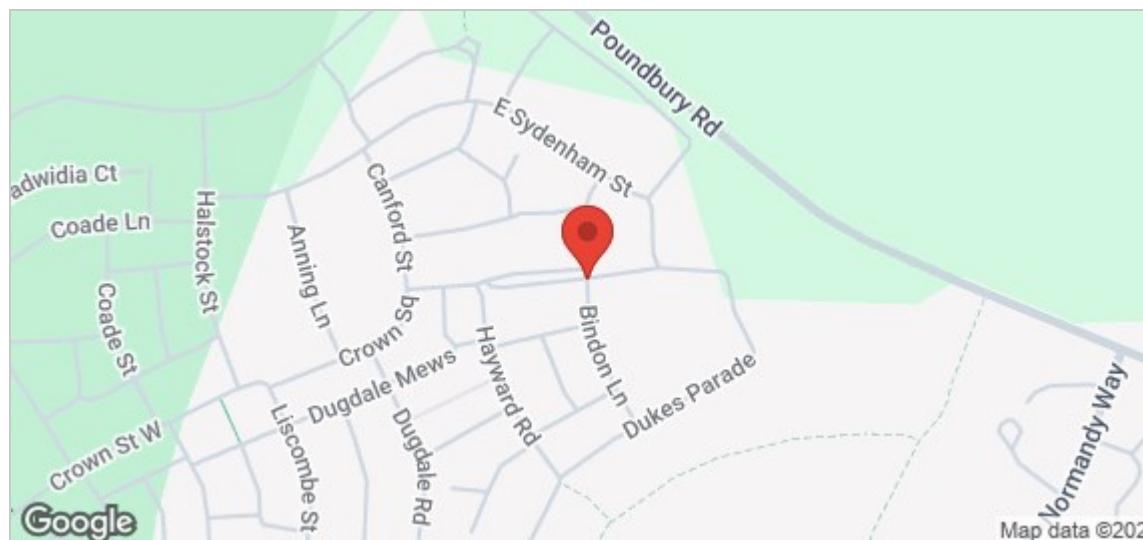
Outside, the apartment is complemented by a double garage providing secure parking for two vehicles, fitted with up-and-over door, as well as useful workspace. A separate bin and bicycle store is also included.



Poundbury offers a well-rounded and convenient lifestyle. Designed as an extension of Dorchester under the guidance of His Majesty King Charles III, the area is surrounded by some of Dorset's finest countryside while remaining close to the county town. Increasingly popular with a wide range of buyers, Poundbury benefits from easy access to Dorchester, a selection of well-regarded schools and mainline rail links to London Waterloo and Bristol.

The development offers an excellent range of local facilities including cafés, restaurants, public houses, veterinary services, butchers, medical surgery, pharmacy, dentist, Waitrose, hairdressers, play park, leisure centre and garden centre.

\*\* VIEWINGS RECOMMENDED \*\*



### Kitchen/Sitting/Dining Room

30'9" x 22'4" (9.38 x 6.82)

### Principal Bedroom

12'10" x 11'9" (3.93 x 3.59)

### Bedroom Two

14'8" x 9'1" (4.49 x 2.79)

### Ensuite

9'9" x 3'3" (2.98 x 1.01)

### Bathroom

8'7" x 6'2" (2.64 x 1.88)

### Utility

6'9" x 6'2" (2.07 x 1.88)

### Double Garage

### Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Share of freehold. Service charge: Approx £2,000 p/a. Length of lease: 250 years from 26/01/2024.

£130 PA towards the building insurance for the freehold of the garages building insurance.

£200 PA MANCO Charge

Property type: Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

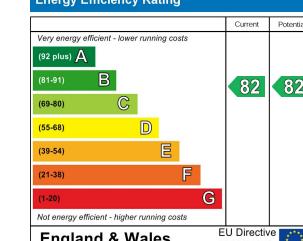
Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

### Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

