Instinct Guides You



# Crown Square, Poundbury, Dorchester
# £300,000

- Substantial Southerly Aspect Balcony
- Short Walk To The Great Field & Queen Mother Square
- Lift Access to First Floor Apartment
- Allocated Parking
- Dorchester Town Centre & South Train Station less than 2 miles away
- Long Lease 247 Years
- Contemporary Open Plan Layout







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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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The Property Ombudsman

Mowlam Tominey are delighted to offer this TWO DOUBLE BEDROOMfirst floor apartment, situated in the beautiful Crown Square, Poundbury benefiting from LIFT ACCESS and a LARGE PRIVATE BALCONY overlooking the surrounding streetscape. The property also features a bright OPEN PLAN KITCHEN, LIVING AND DINING AREA.

The apartment is accessed via a communal entrance with lift access to the first floor. Once inside, the hallway provides access to all rooms and leads through to the impressive open plan living space.

The open plan kitchen, living and dining area forms the main hub of the home, with a generous living area flowing into the dining space and a modern fitted kitchen positioned to the rear. The room benefits from plenty of natural light and provides a versatile space for both relaxing and entertaining.

One of the apartment's standout features is its expansive balcony, making it truly exceptional. Generously sized to accommodate a range of outdoor furniture, it provides an ideal setting for social gatherings, al fresco dining, or simply enjoying the surrounding architecture and picturesque streetscapes.

There are two well-proportioned double bedrooms, with bedroom one offering a generous amount of floor space and bedroom two also providing a comfortable double bedroom.

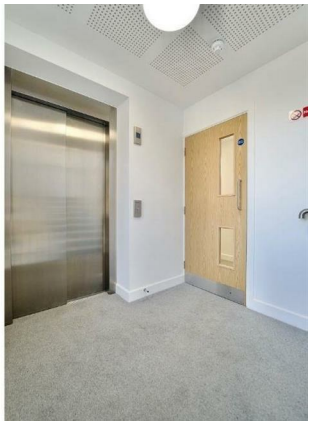
Completing the accommodation is the bathroom, positioned centrally it comprises a bath with shower over, hand basin and W.C set against contemporary tiling.

Crown Square is fronted by a green space and surrounded by bespoke boutiques and local amenities. Residents also benefit from its close proximity to The Great Field, a space for community activities & Queen Mother Square.









## Room Dimensions

### Bedroom One 11'10" x 10'11" (3.61 x 3.35)

### Bedroom Two 11'4" x 9'2" (3.46 x 2.81)

### Bathroom 8'3" x 6'3" (2.52 x 1.91)

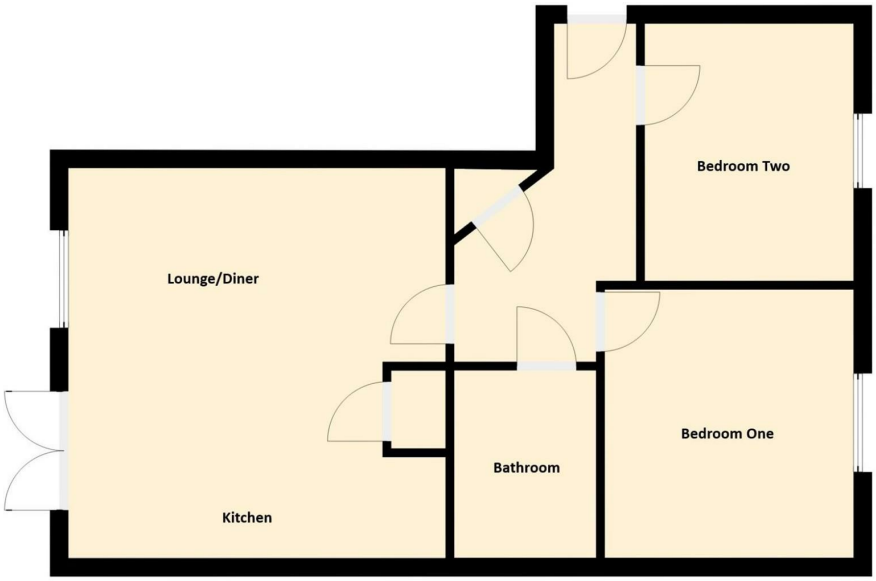
### Kitchen/Living Space 17'2" max x 16'7" max (5.25 max x 5.08 max )

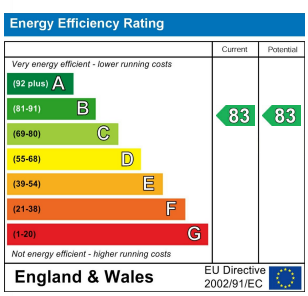
### Lease and Maintenance

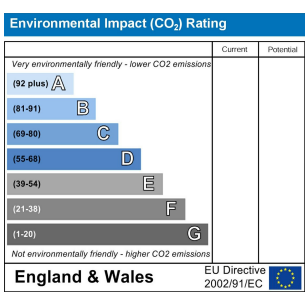
The vendor informs us the property has a remaining lease of 247 years, the service charge is approx £1500 per annum and a yearly ground rent of £150, pets are considered upon request however holiday lets are forbidden.

We recommend these details are checked by a solicitor before incurring costs.






Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.