



Instinct Guides You



## Crown Place, Poundbury, Dorchester £106,000

- 40% Shared Ownership
- Allocated Parking
- Crown Place, Poundbury
- Ensuite
- Two Double Bedrooms
- First Floor Apartment



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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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Located in the heart of Poundbury, this 40% shared ownership bright and spacious apartment offers a thoughtfully arranged interior with high ceilings, large sash windows, a stylish open-plan layout and allocated parking. Positioned within a distinctive period-style building, the flat benefits from two double bedrooms, an ensuite, a modern kitchen and a generous lounge diner, all within close proximity to Queen Mother Square, local amenities and green open spaces.

The entrance hallway provides access to each room, finished with wood-effect flooring and neutral decor that continues throughout the property. To the left, the open-plan lounge diner enjoys dual-aspect windows that flood the space with natural light. There is ample room for both seating and dining, creating a versatile living area. The adjacent kitchen is fitted with a range of contemporary white cabinetry, wood-effect worktops, white subway tile splashbacks and integrated appliances including an oven and hob, with additional space for a washing machine and dishwasher.

Both bedrooms are double in size and carpeted, with bedroom one featuring two sash windows and an ensuite shower room. The main bathroom is accessed via the hall and includes a bath with glass screen and overhead shower, WC, wash basin with storage below and a tall window with plantation shutters, enhancing both privacy and light.

This well-presented apartment combines characterful proportions with modern finishes and occupies a prime position in one of Poundbury's most sought-after settings.

Room Dimensions

Lounge/Diner 16'2" x 11'3" (4.93 x 3.45)

Kitchen 11'6" x 8'3" (3.53 x 2.54)

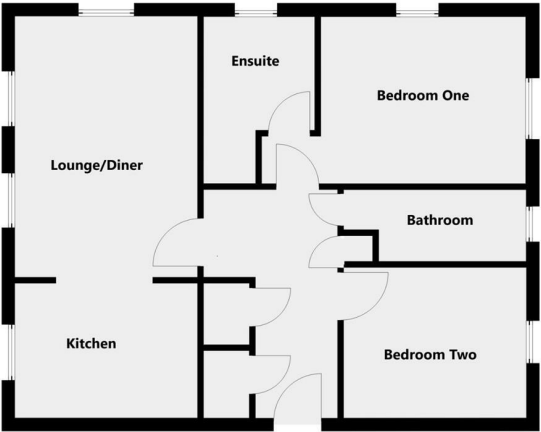
Bedroom One 12'7" x 10'4" (3.86 x 3.15)

Bedroom Two 11'3" x 9'3" (3.45 x 2.84)

Lease & Maintenance Information

The vendor informs us that there is a 125 year lease with a 119 years remaining, the rent is payable for the share is £403.91, service charge is £218.84 per month which includes buildings insurance, pets and letting are with permission.

Please ensure all details are verified by your solicitor before incurring further costs.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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