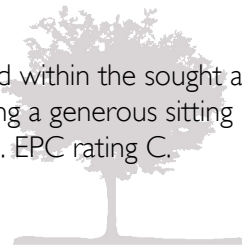




## Great Cranford Street, Poundbury

This light and spacious two bedroom second floor apartment is ideally situated within the sought after development of Poundbury, close to Queen Mother Square. The apartment offers accommodation that is well presented throughout comprising a generous sitting room, a well appointed kitchen, a tastefully fitted family bathroom and two good size bedrooms. The apartment benefits from an allocated parking space. EPC rating C.

£209,950



### Situation

Great Cranford Street is situated within the sought after development of Poundbury, close to its central square, Queen Mother Square, with very easy access to all the amenities of the thriving communities of both Poundbury and Dorchester. Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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. A Monart luxury spa is scheduled to open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.

### Accommodation

#### Communal Entrance

A communal entrance housing stairs that rise to all floors.

#### Apartment 75

#### Entrance Hallway

Entrance to the apartment is gained via a hallway that offers doors that provide access to the sitting room, bathroom and both bedrooms.

#### Sitting Room 4.75m x 4.62m (15'07" x 15'02")

A light and airy sitting room receiving plentiful natural light gained via two front aspect double glazed windows. The room enjoys generous dimensions and offers a wall mounted radiator and both telephone and television points. A door provides access to:

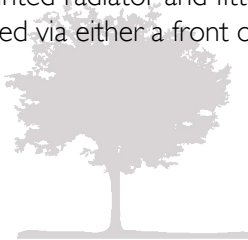
#### Kitchen 2.77m x 2.57m (9'01" x 8'05")

A well appointed kitchen, fitted with a comprehensive range of modern wall and base level units that provide ample storage options with work surface above. There is one and a half bowl stainless steel sink unit with mixer tap and drainer and a selection of integral appliances including a fridge freezer, a dishwasher, an electric double oven and a five ring gas hob with extractor hood over. Space is provided for a washer/dryer (a freestanding washer/dryer is included in the sale). The room is finished with laminate flooring, part tiled walls and a rear aspect double glazed window that provides the room with natural light.

#### Bedrooms

The apartment benefits from two good size bedrooms both offering a wall mounted radiator and fitted wardrobes that provide ample storage options. Both bedrooms receive plentiful natural light gained via either a front or rear aspect double glazed window.

#### Bedroom One 3.10m x 2.87m (10'02" x 9'05")



**Bedroom Two 3.23m x 2.77m (10'07" x 9'01")**

### **Bathroom**

The bathroom is tastefully fitted with a suite comprising a low level wc, a wash hand basin, a panel enclosed bath and a separate shower cubicle. The room is finished with part tiled walls and a heated towel rail. A rear aspect double glazed window provides the room with natural light.

### **Agents Notes**

There is an Annual Service charge of £1120.

There is an Annual Manco charge of £160.

### **Services**

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also

### **Local Authorities**

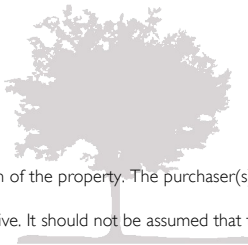
Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970.

We are advised that the council tax band is C.

### **Viewings**

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers Tel: 01305 340860

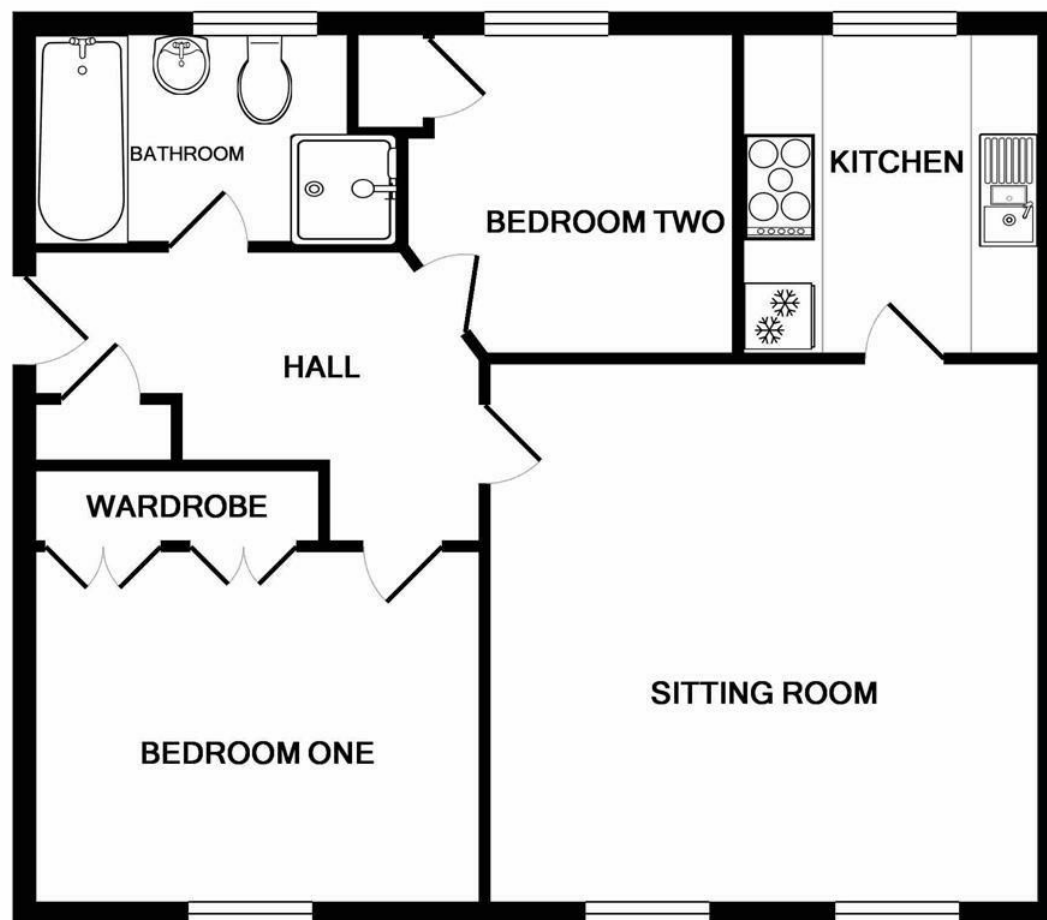


Important notice. Parkers notify that:

- 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.





#### GREAT CRANFORD STREET

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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