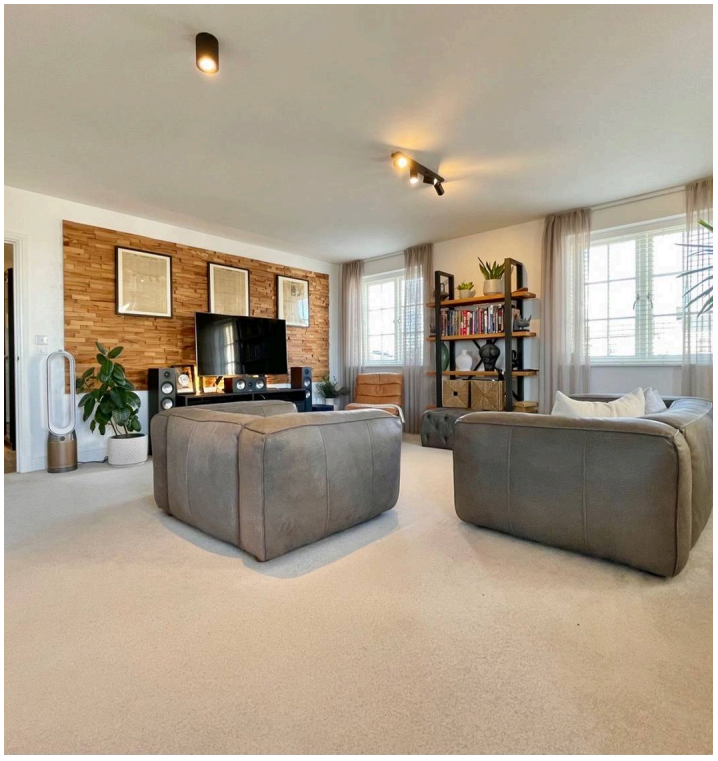


# Flat 4, 3 Crown Place, Poundbury - DT1 3FE

In Excess of **£330,000**

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# Flat 4

## 3 Crown Place, Dorchester

Council Tax band: C

Tenure: Leasehold

- Expansive two bedroom second floor apartment
- Panoramic countryside outlook to the rear and direct views onto the attractive Crown Square
- Open plan layout with six windows flooding the space with light
- Idyllic central location with nearby shops, cafés, doctors surgery and transport links to nearby Dorchester
- Constructed in 2020 with NHBC warranty remaining
- Well proportioned master bedroom with En-Suite and far reaching countryside outlook
- Lift access to all floors within the immaculate residents hallway
- Set within the charming Crown Square, Poundbury
- Sleek and spacious family bathroom with both shower and bath tub
- Service Charge: *TBC per annum* Ground Rent: *TBC per annum*

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**Entrance hallway**
13' 5" x 11' 10" (4.10m x 3.60m)
A well proportioned entrance hallway with doors opening into all rooms doors opening into two generously sized storage cupboard, one housing the metres.

**Bathroom**
9' 6" x 9' 2" (2.90m x 2.80m)
A well proportioned rear aspect, partially tiled bathroom suite featuring a double glazed window with beautiful outlook over crown Square, a corner bathtub with stainless mixer tap and handheld shower attachment and a corner shower with handheld attachment. The room also features a low level w/c, a hand wash basin with stainless mixer tap, a heated towel rail and an extractor fan

**Bedroom one**
12' 10" x 10' 10" (3.90m x 3.30m)
A well proportioned front aspect, double bedroom enjoying far reaching countryside outlook, ample space for free standing wardrobes and a door into the en-suite.

**En-suite**
8' 10" x 4' 7" (2.70m x 1.40m)
A front aspect en-suite shower room with partial wall tiling, a double glazed window with countryside outlook, a walk in shower with sliding door and both handheld and rainfall attachments, a low level w/c, mirror with lighting and a hand wash basin with stainless mixer and a heated towel rail.

**Bedroom two**
11' 2" x 9' 6" (3.40m x 2.90m)
A rear aspect double bedroom with a double glazed window overlooking crown Square, and ample space for freestanding wardrobes.





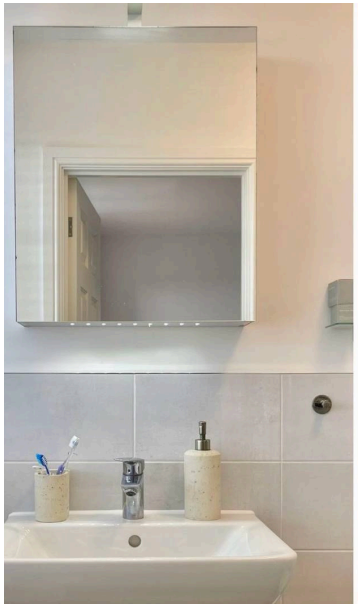


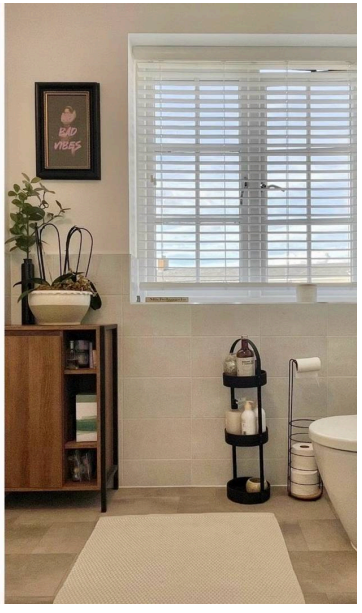
**Open plan living room**
18' 1" x 18' 4" (5.50m x 5.60m)
A spacious, triple aspect open plan room with six double glazed windows, across the kitchen and reception, flooding the space with natural light. Far reaching countryside outlook and views onto Crown Square can be enjoyed from the room. The space accommodates a living room with a stunning feature/ media wall and ample dining space while flowing seamlessly with the kitchen via an opening.

**Kitchen**
9' 10" x 9' 6" (3.00m x 2.90m)
A modern fitted dual aspect kitchen with a range of eye and base level units, fittted dishwasher, washing machine, fridge freezer and eye level oven. Further features include; sleek undercounter lighting, a gas hob with an extractor with lighting above, a stainless sink with a matching stainless mixer tap and further far reaching views over countryside hills.









**Allocated parking**

1 Parking Space

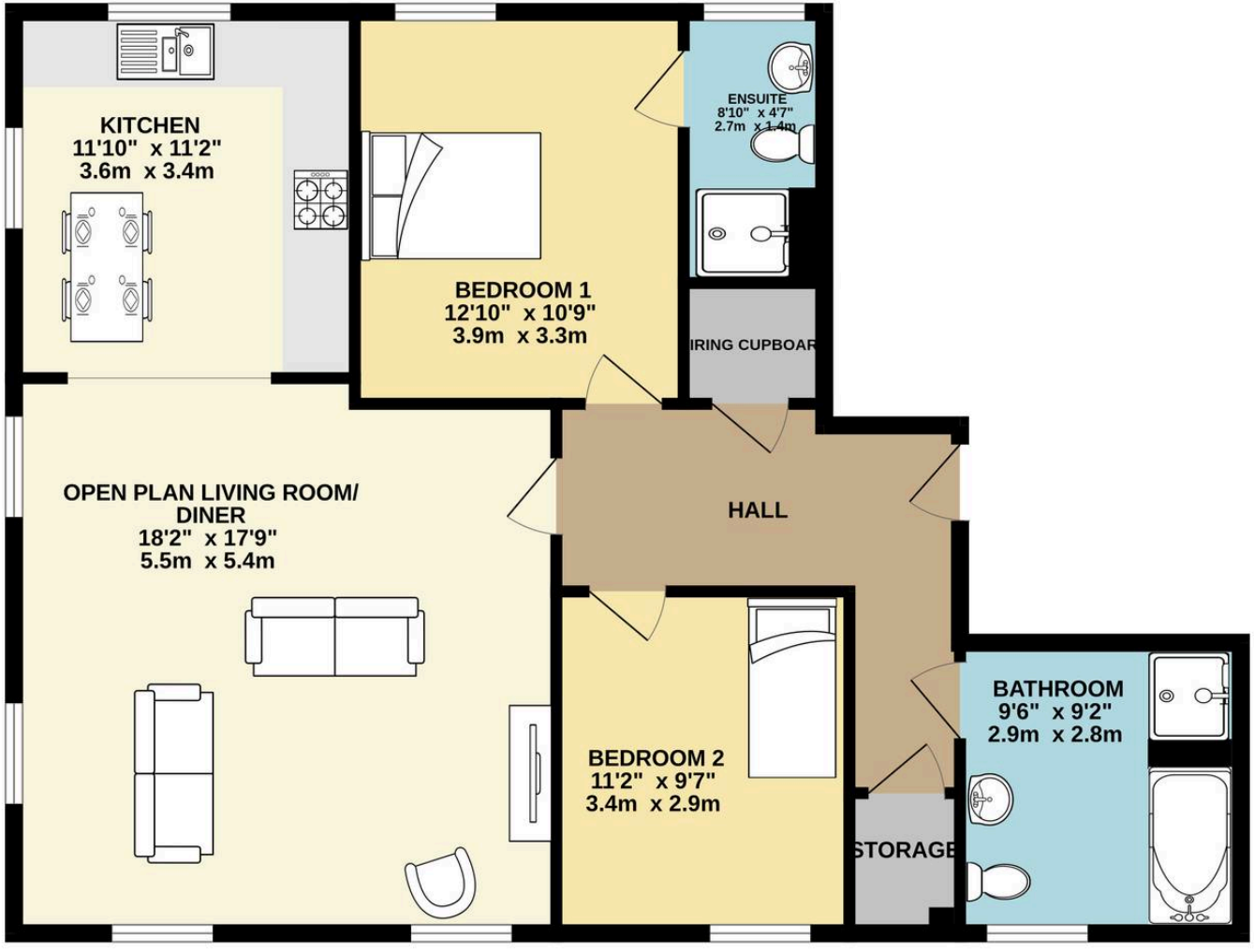
Accessed via an opening in an enclosing wall the property benefits from allocated parking within a private residents car park.

**Location**

With an idyllic central location, Poundbury benefits from short scenic walks to nearby shops, cafés, a variety of independent business', a doctor's surgery and frequent transport links to Dorchester. The picturesque setting of Crown Square is a highlight, with gravelled pathways, ample seating and greens surrounded by attractive architecture, its no wonder why the Poundbury Christmas Market is held here.

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# GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.




TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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