

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below it.

Symonds
& Sampson

The text 'Flat 4' in a large, white, serif font, positioned over a dark green semi-transparent background at the bottom of the image.

Flat 4

The address '3 Chetcombe Mews, Poundbury, Dorchester, Dorset' in a white, sans-serif font, positioned at the bottom of the image over a dark green semi-transparent background.

3 Chetcombe Mews, Poundbury, Dorchester, Dorset

Flat 4

3 Chetcombe Mews

Poundbury

Dorchester

Dorset DT1 3BP

A well-presented modern, two bedroom first floor apartment situated in the heart of Poundbury.



- Sitting/dining room with Juliet balcony
 - Seperate kitchen
 - Two double bedrooms
 - Allocated parking
 - Close to Buttermarket
 - Leasehold - 237 years remaining
- Service charge - £1,200 per annum & Ground rent - £204.00 per annum

Guide Price **£215,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

The apartment was built in 2013 by renowned local builders CG Fry & Son. The accommodation throughout includes high ceilings and sash windows affording a good degree of natural light.

THE PROPERTY

On the ground floor, a communal entrance hallway with stairs leads to the first floor. Intercom entry system. The apartment comprises an entrance hall with storage and boiler cupboard. There is a delightful sitting/dining room with double doors opening to a Juliet balcony with views across Poundbury and beyond. The kitchen comprises a range of wall and floor-mounted units with worktops over, integrated fridge and freezer, double oven, electric hob, extractor fan, dishwasher and washer/dryer.

The accommodation includes two double bedrooms together with a family bathroom with WC, wash hand basin and bath with shower screen and shower over the bath.

OUTSIDE

The apartment has a allocated parking space for one car and communal bin storage area at the rear of the building.

SITUATION

The property is situated in a convenient location close to the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets. The 'outstanding' Thomas Hardy School is a few minutes away.

DIRECTIONS

What3words:///mega.boast.wolf

SERVICES

Mains electric, water and drainage. Nibe boiler.

Underfloor electric Nibe heat pump air source.

West Dorset District Council Tel: 01305 251010

Council Tax B

Broadband-Ultrafast broadband is available.

Mobile phone coverage- Network coverage is likely both indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Manco Charge

We are advised that there is a sum of £225 per annum payable to the Poundbury Estate.

Lease Details

250 year lease from June 2013. We are advised by the vendor that there are 237 years remaining on the lease.

Service charge - £1,200 per annum. Foxes Property Management Company, Bournemouth.

Ground rent - £204.00 per annum.

Photos taken in 2023.



Chetcombe Mews, Poundbury, Dorchester

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



| Energy Efficiency Rating | |
|---------------------------------------------|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 53 |
| (21-38) F | 53 |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1005794



Poundbury/pgs/12.6.26



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