



Strathmore House
Poundbury



This extremely desirable second floor, two bedroom apartment offers a wonderful opportunity to acquire an immaculately presented apartment situated within Strathmore House, a unique building located on Queen Mother Square, Poundbury, designed by the leading classical architects Quinlan & Francis Terry. In addition to its favourable size and location, the apartment benefits from a covered parking space with provision for an electric car charging point. Floor area of 1,604 ft². EPC rating B.

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. Designed around the residents rather than their cars, it is intended to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying on a car. Within walking distance there are Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, dress shops, hairdressers, dentists, a medical centre, a garden centre and a mature Woodland Park.



- Entrance to the apartment is gained via a hallway that sets the tone for the rest of the property, with high ceilings and generous room sizes creating a truly spacious and open feel.
- The hallways elegant and stylish presentation continues through to the light and airy drawing room that receives plentiful natural light via a dual aspect. The room features an attractive fireplace and offers two sets of french doors that both provide access to a juliet balcony.

- The kitchen/dining room is a wonderful feature of the property, lending itself well to modern living, boasting a comprehensive range of integral appliances and wall and base level units that provide ample storage options and work surfaces. The room enjoys a social and spacious feel, a superb size for family dining and entertaining. A separate laundry room provides additional integral appliances, work surfaces and storage options.
- There are two generous bedrooms, both rooms benefiting from en-suite facilities and an abundance of storage.

Room Dimensions:

Drawing Room	6.45m x 6.43m (21'02" x 21'01")
Kitchen/Dining Room	5.03m x 4.90m (16'06" x 16'01")
Master Bedroom	5.16m x 3.43m (16'11" x 11'03")
Bedroom	5.84m x 3.48m (19'02" x 11'05")

Services:

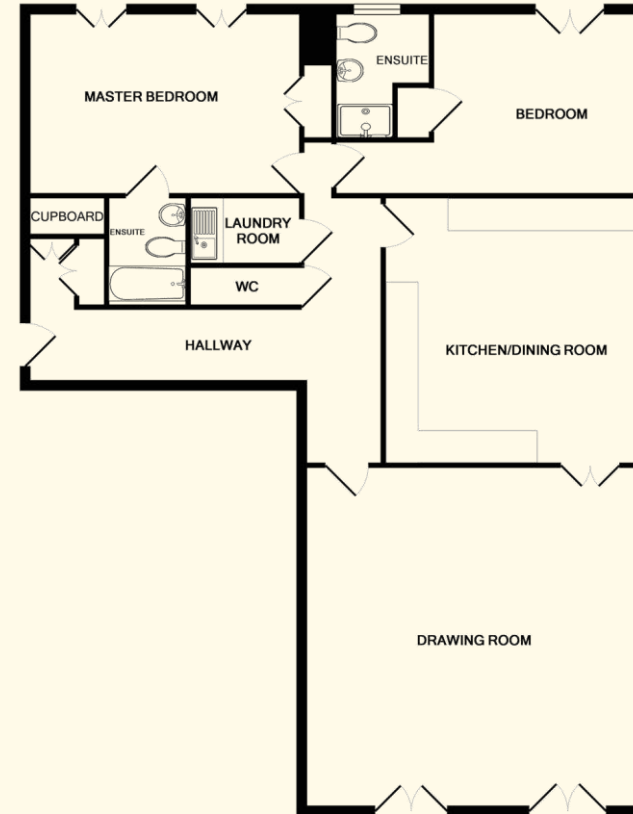
Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also.

Local Authorities:

West Dorset District Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 251010. We are advised that the council tax band is F.

Viewings:

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers Tel: 01305 340860



STRATHMORE HOUSE
TOTAL APPROX. FLOOR AREA 1419 SQ.FT. (131.8 SQ.M.)

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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