



The Penthouse, 3 Armitage House, Victor Jackson Avenue, Poundbury, Dorset, DT1 3GY
A unique penthouse apartment with additional office space enjoying outstanding views located in the heart of Poundbury

Guide Price £495,000
Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Penthouse
3 Armitage House, Victor Jackson Avenue,
Poundbury, Dorset, DT1 3GY

Unique penthouse apartment with additional office space

Private lift and separate staircase

Three bedrooms

Two reception rooms

Outstanding views

Two allocated parking spaces

Communal garden

Accommodation - Please see floor plan.

Viewing

Strictly by appointment through

Symonds & Sampson

Poundbury office on 01305 251154





The Property

In the heart of Poundbury, a unique penthouse apartment with additional office space enjoying outstanding views.

Accessed via a private lift this property is located on the second floor of Armitage House which comprises a residential and office building in an iconic Italianate style.

The passcode operated lift and a communal cloakroom/WC are located on the ground floor entrance hall of the building's 'tower'. An additional cloakroom/WC is found in communal area on the 1st floor. Private stairs rise to all floors of the tower accommodation. The lift only opens to the apartment hallway which extends through the property.

The accommodation is arranged to provide a double aspect sitting room with doors to the dining room, the whole having a light and airy ambience and versatile living space. From the dining room, an archway gives access to the country style kitchen with its extensive units, fitted cooker and gas hob, built-in dishwasher and space for an upright fridge/freezer.

The main bedroom has an ensuite shower room while bedroom 3 benefits from an ensuite WC and hand basin. A family bathroom serves the second and third bedroom.

From the apartment, there is a door to the office on this level with stairs to the two offices on the third and fourth floors. The top floor office is a particular feature of this individual property with its twelve windows providing superb panoramic views over Dorchester, Poundbury and towards Maiden Castle and beyond. This area and the two offices below are ideal for home business use or as extra accommodation.

Outside, there are two dedicated parking spaces and a communal walled garden for use by the residents of Armitage House.

Situation

The property is located in the heart of Poundbury on the corner of the Old Bridport Road and Victor Jackson Avenue opposite the fountain sculpture.

Poundbury is an urban extension to the County town, built on the principles of architecture and urban planning as advocated by The Prince Of Wales in 'A Vision of Britain'. There is a mixture of commercial buildings with residential areas, shops and leisure facilities to create an attractive and walkable community.

Queen Mother Square provides a good range of amenities including Waitrose, a public house, luxury spa, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery along with a number of specialist outlets and the Damers First School.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and

golf clubs. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

Directions

From our offices, proceed to the Top 'O Town roundabout, taking the second exit (straight ahead) onto Bridport Road. On reaching Poundbury, at the first roundabout, take the second exit (straight ahead) and continue to the next roundabout, taking the 2nd exit onto Bridport Road. Armitage house is located on the corner of Victor Jackson Avenue.

Services

Mains water, electricity, gas and drainage.
Gas fired central heating.

Lease Details

Leasehold - 232 years 8 months remaining
Current annual service charge £3,750
Management Company – Temple Hill
Manco 2 charge - £170.00 pa

Lease Details

We are advised that there is a sum of circa £180.00 pa payable to the Poundbury Estate.

Local Authority

Dorset Council 01305 251010
Council Tax Band F
2022/2023 approximately - £3,437.56pa
PGS/01/08/23rev

Victor Jackson Avenue, Poundbury

Approximate Area = 2186 sq ft / 203 sq m
For identification only - Not to scale/



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Symonds & Sampson. REF: 830996



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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01305 251154
Symonds & Sampson LLP
Archpoint House, 7 Queen Mother Square, Poundbury, Dorchester, Dorset, DT1 3BY

poundbury@symondssandsampson.co.uk
www.symondssandsampson.co.uk

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