

Apartment 16, Royal Pavilion, Pavilion Green, Poundbury, Dorset

A second floor two double bedroom luxury apartment with undercroft parking spaces

Asking Price

£750,000

Leasehold

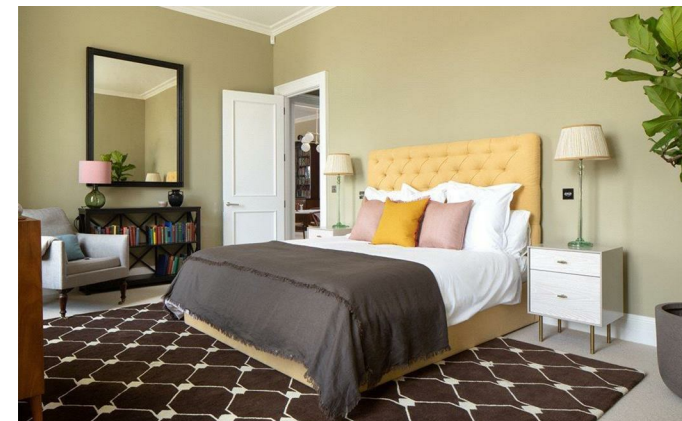
**Symonds
& Sampson**

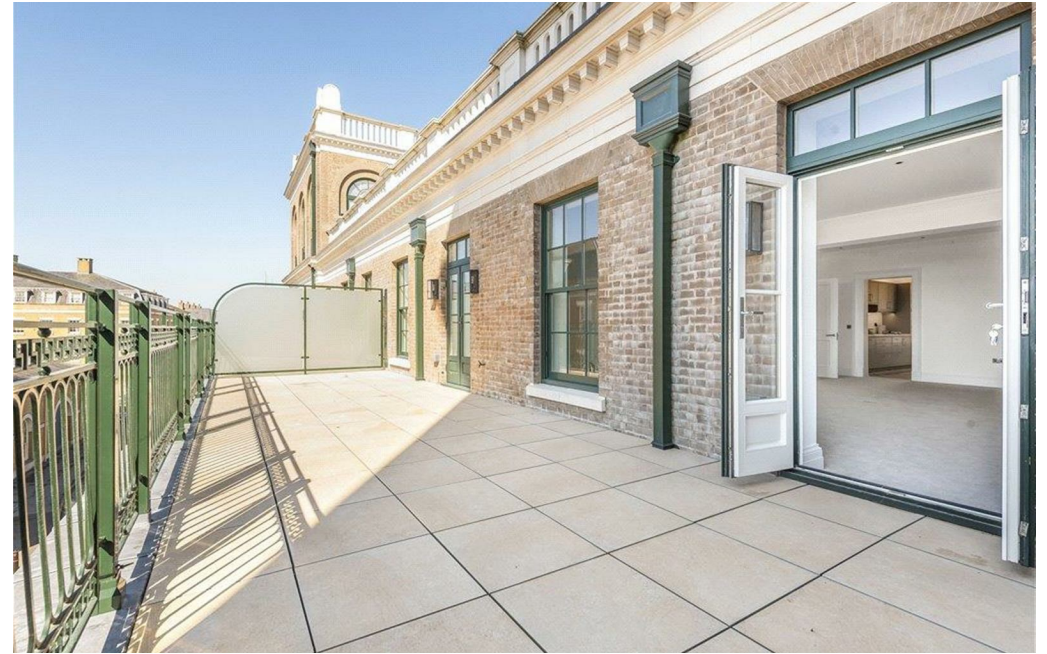
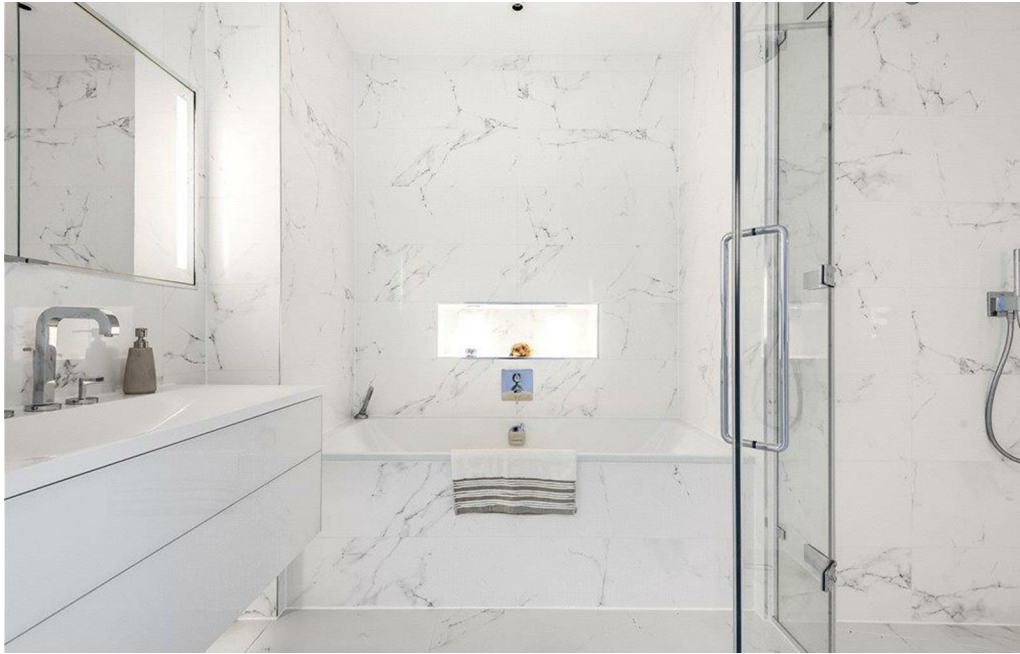
ESTABLISHED 1858

Apartment 16, Royal Pavilion, Pavilion Green, Poundbury, Dorchester, Dorset, DT1 3DU

- A second floor two bedroom luxury apartment with a living/ dining and kitchen, with a master bedroom en-suite, large balcony and two undercroft parking spaces.
- Located on the outskirts of Dorchester, the apartment offers the best of both worlds: a luxurious, spacious property with charming surroundings and a small community atmosphere.
 - Council Tax Band TBU - EPC B
 - Leasehold - To be sold with a 250 year lease.
- Ground rent - the developers have informed us that this is on a peppercorn rent.

Viewing strictly by appointment through
Symonds & Sampson Poundbury Sales Office
on 01305 251154





Apartment 16 Royal Pavilion brings design standards normally associated with Knightsbridge in London to Dorchester. Being located on the outskirts of Dorchester, the 2nd floor apartment offers luxury and space with charming surroundings and a small community atmosphere.

With lift and stair access to the second floor the entrance includes an airing cupboard and opens into an impressive and spacious open plan dining/living room. South facing, the living area is flooded with natural light and French doors lead onto a terrace with views towards over Queen Mother Square and surrounding countryside.

The kitchen is light and airy with a beautiful standard of finish with views to the piazza below. Fitted with a range of floor and wall mounted units with Quartz worktops, induction hob and integrated appliances. Doors from the dining room lead to an inner hallway with cupboard together with luxury shower room. There are two double bedrooms the principle bedroom benefiting a dressing

room/wardrobe area, en-suite shower/bathroom and French doors to the terrace.

The apartment is offered with two undercroft car parking spaces and dedicated private storage cupboards. Gross internal area 133sqm (1,432sq ft).

Royal Pavilion includes a building service manager. As a resident of Royal Pavilion you will benefit from exclusive offers at the adjoining Monart Spa.

Outside the property will enjoy the communal pavilion garden.

Please Note

The images and particulars are for illustrative purposes only and shall not form part of any contract.

To capture the beautiful elegance of the Royal Pavilion and to view this stylish apartment contact Symonds & Sampson on 01305 251154.

Situation

Poundbury is designed with a set of key human-centred principles - to put people before cars, integrated places of work with homes and invest in buildings of exceptionally high construction quality and aesthetic standards.

Since breaking ground in 1993, the community has achieved worldwide acclaim from architects, town planners, academics and house builders, both for its intelligent design and success in creating a highly desirable and diverse new community.

Queen Mother Square is the centre of life in Poundbury, with its collection of independent shops - including a butcher and a Waitrose supermarket and the new 20-bedroom Duchess of Cornwall Inn. Smaller squares, beautiful gardens and wilder areas of parkland are woven into the fabric of Poundbury, including the formal gardens and expansive lawns of Pavilion Green stretching north of Royal Pavilion.

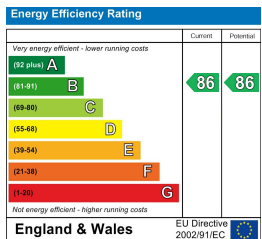
Services

Mains electric, water and mains drainage. BT fibre and Sky TV.

Local Authority Dorset District Council Tel: 01305 251010

Lease Details: 244 year lease
Maintenance Charge – £5756 per annum.
Manco charge 2 of £160 per annum

The apartment includes a 10 year NHBC build warranty.



Poundbury PGS 12/12/23

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