



**12 Royal Pavilion, Pavilion Green, Poundbury, Dorchester,  
Dorset**

Guide Price  
**£1,200,000**  
Leasehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A stylish and elegant apartment with two terraces on the second floor of the prestigious landmark, Royal Pavilion.

## 12 Royal Pavilion, Pavilion Green, Poundbury, Dorchester, Dorset, DT1 3DU

- An elegant and beautifully appointed second floor apartment in this landmark building
  - Generously proportioned throughout with two terraces
  - Principal master suite with dressing room and ensuite, two further double bedrooms and, two shower rooms
  - Undercroft secure parking for two vehicles
- Prominently located overlooking Pavilion Green
  - Council Tax Band G
  - Leasehold 241 years remaining
  - Service Charge £7,153.56
  - Peppercorn Rent

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





### The Property

Beautifully presented throughout and perfect for a contemporary lifestyle, this splendid apartment exudes a sense of luxury and offers a wealth of superb features including well-proportioned rooms with high ceilings, tall sash windows and a luxury kitchen. The high specification extends to the lighting, underfloor heating, and Porcelanosa tiles in the bathroom and ensuite.

From the spacious entrance hall, double doors open to the elegant drawing room/dining room which is a particular feature of this property being flooded with light from its full-length windows on two sides. A pair of French doors open onto a terrace providing a wonderful spot for al fresco entertaining and relaxation. The impressive kitchen benefits a range of fully integrated appliances and long-range countryside views.

The principal bedroom suite includes a superb bathroom with a separate shower, a dressing room and, accessed from the bedroom via French doors, a delightful terrace with open views. There are two further double bedrooms, one with a dressing area with fitted wardrobes with an ensuite shower room. There is also a separate luxury shower room.

Royal Pavilion benefits from a lift to all floors including the garage level. In the gated undercroft, the property has a secure store, two parking spaces and wiring in place to install an electric charging point.



### Situation

The apartment is situated in a convenient location on Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, butchers, gallery, coffee houses, restaurants and garden centre. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets. The Monart Luxury Day Spa offers discounts for residents on treatments and beauty products.

His Majesty has a special association with Poundbury. Built on Duchy of Cornwall land just outside Dorchester with The King's involvement, it was designed according to the principles of architecture and urban planning laid out in his book 'A Vision of Britain'.

Poundbury is currently home to 4,600 people with a mix of private and affordable housing. It also provides employment for more than 2,500 people working in more than 250 shops, cafes, offices, and factories.

The apartment enjoys views over The Duke of Edinburgh Garden which forms part of Pavilion Green. The Duke of Edinburgh bronze bust is situated within the garden, one of the many fine green and public

spaces which enhance the scheme. The King's vision of quality architecture set upon broad tree-lined avenues is beginning to mature and a sense of community has been established. The Duchy estate now passes to Their Royal Highnesses The Prince and Princess of Wales.

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 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.

### Services

Mains electric, water and mains drainage. BT fibre and Sky TV. Hot water underfloor heating system.

### Local Authority

Dorset Council Tel: 01305 251010  
Council Tax Band G

### Tenure

Leasehold

### Leasehold

We have been informed by our seller that there is currently 241 years remaining on the lease.  
Annual service charge £7,153.56  
Manco charge 2 of £190 per annum.

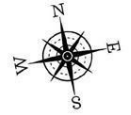




## Directions

From our offices on Poundbury turn left out of the office onto Peverell Avenue West and continue towards Queen Mother Square, once at the Square turn left and Royal Pavilion will be located in front of you.

**Apartment 12, Royal Pavilion, Pavilion Green, Poundbury, Dorchester, Dorset DT1 3DU**  
**Gross Internal Area (Approx.)**  
 172 sq.m / 1,851 sq.ft



**Important Notice:** This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A		87	87
(91-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Poundbury/PGS/16.01.24

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