



Flat 1 Monaveen House, Hamslade Street, Poundbury, Dorchester, Dorset

A beautifully presented, two bedroom ground floor apartment situated close to Queen Mother Square.

Guide Price
£425,000
Leasehold

Symonds & Sampson
ESTABLISHED 1858

Flat 1 Monaveen House, Hamslade Street, Poundbury, Dorchester,

- Beautifully presented ground floor apartment
 - Open plan living
 - Two double bedrooms
 - Two bathrooms
 - Under floor heating
- Secure underground parking
- Council Tax Band E, EPC C
- 250 years from 2019 with 245 years 4 months remaining. Service Charge - £2,380.48 per annum

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





The Property
 Monaveen House is an imposing and beautifully designed development conveniently situated close to Queen Mother Square.

Situated on the ground floor, the apartment offers well-proportioned accommodation throughout with high ceilings and sash windows. Decorated in neutral tones throughout, the property exudes a delightful restful ambiance.

On the ground floor, an elegant communal entrance hallway with stairs and lift provides access to all floors. A private entrance door leads into a spacious reception hall with double doors to an impressive open plan sitting/dining room and kitchen which offers an abundance of light from the three windows. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, induction hob, integrated dishwasher, fridge/freezer and washing machine/tumble dryer.

There are two double bedrooms with the principal bedroom

enjoying a walk-in wardrobe and an en-suite shower room. There is an airing cupboard and a well-appointed bathroom with panelled bath with shower over, low level WC and hand basin.

The apartment has the added benefit of an underground parking space.

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.

Monaveen House is located in the heart of Poundbury close to the Queen Mother Square. Offering a collection of

independent shops - including a butcher and a Waitrose supermarket, Monart Spa, and the 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.

A short journey from both Dorchester South and Dorchester West stations, you are easily connected to the South West trains network, with direct trains into London Waterloo. The A35 and A37 open up all of Dorset's wonderful landscape, which is recognised as an Area of Outstanding Natural Beauty, as well as providing easy access to its dramatic coastline from Lyme Regis and the Jurassic Coast to Corfe Castle and the Isle of Purbeck.

Lease Details

We understand from our vendor:
 Leasehold – 250 years from 2019 with 245 years 4 months remaining

Service Charge - £2,380.48 per annum
 RMG management Company Limited
 Manco Charge £155 per annum

Hamslade Street, Poundbury, Dorchester

Approximate Area = 1193 sq ft / 110.8 sq m
 For identification only - Not to scale

Services

Mains electric, water and drainage. Underfloor heating with communal boiler in the basement for hot water and heating.



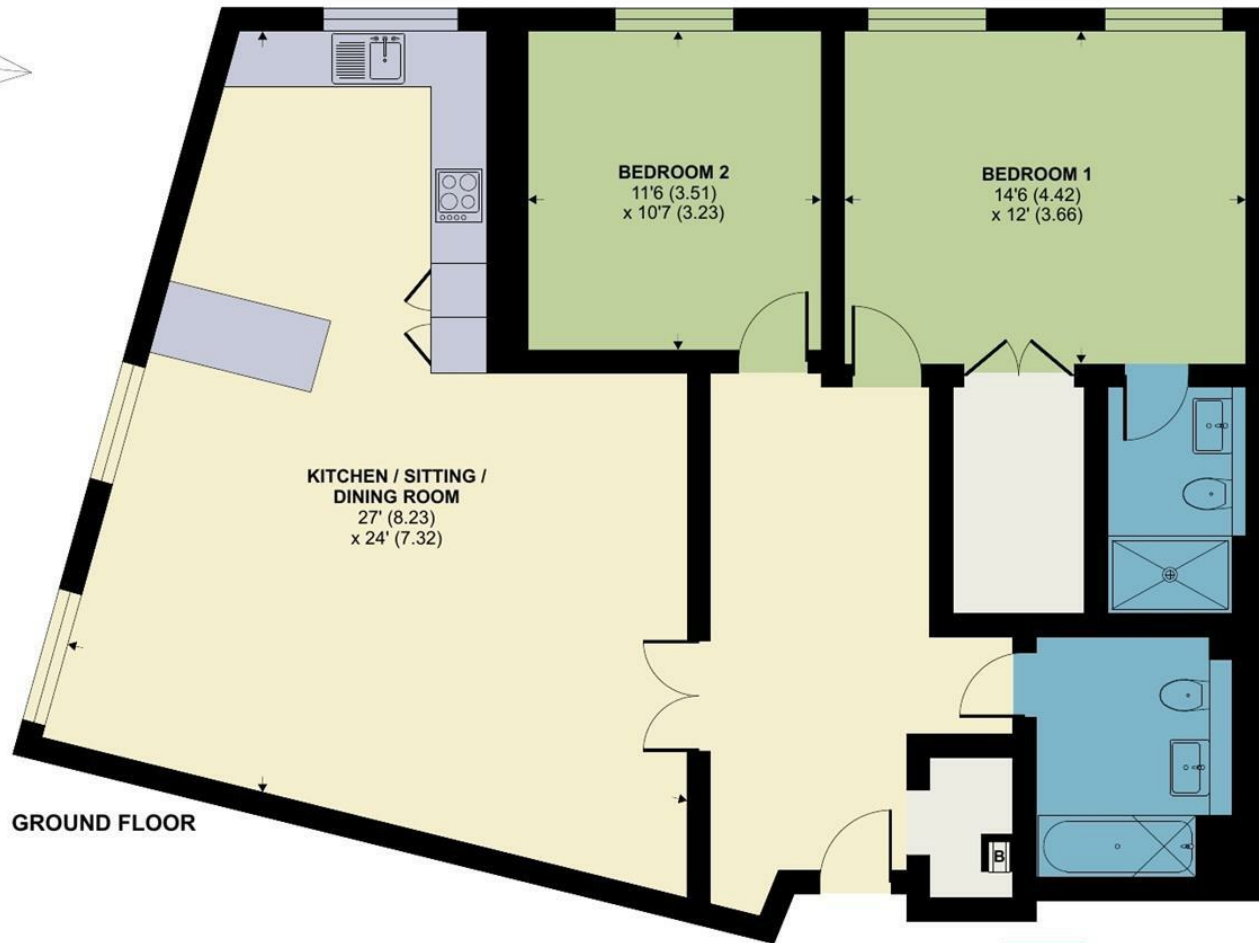
Local Authority

Dorset Council - Tel: 01305 251010.
 Council Tax Band: E

EPC: C

Directions

From our Poundbury office turn left onto Queen Mother Square, then onto Peverell Avenue East. Take the left after Bowes-Lyon Court onto Hamslade Street, Monaveen House will be found towards the top of the street on the left-hand side.



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 79 |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1018938



Poundbury/PGS/14.8.23

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