



Flat 20 Monaveen House, Hamslade Street, Poundbury, Dorchester,

Architecturally imposing artists style residence set over two floors and within the heart of Poundbury.

Guide Price
£425,000
Leasehold

**Symonds
& Sampson**
ESTABLISHED 1858

**Flat 20 Monaveen House
Hamslade Street
Poundbury, Dorchester
Dorset
DT1 3EZ**

- Impressive duplex apartment
- Spacious accommodation over two floors
 - Open plan living
 - Two double bedrooms
 - Two bathrooms
- A range of Neville Johnson fitted furniture to be included
 - Under floor heating
 - Secure underground parking with lift
 - No onward chain
- Lease 250 years from 2019 with 244 years 9 months remaining. Service Charge - £3,310.90 per annum

Viewing strictly by appointment
Symonds & Sampson
01305 251154





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

This stunning duplex style apartment set within Monaveen House is presented to an extremely high standard throughout with an abundance of natural light, situated on the ground floor.

An elegant communal entrance hallway with stairs and lift provides access to all floors. Door leads into a spacious welcoming reception hall with a useful cloakroom, airing and storage cupboard. There is an impressive open plan library with built in floor to ceiling bookcases, kitchen and double height sitting/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with granite work tops and a centre island. There are a number of AEG integrated appliances; double electric oven, induction hob, integrated dishwasher, fridge/freezer and washing machine.

On the first floor there are two double bedrooms with the principal bedroom (currently laid out as a study) with an en-suite shower room. The second bedroom with a number of fitted 'Neville Johnson' wardrobes and a well-appointed en-suite bathroom, which is accessed from the bedroom as well as the landing.

The apartment has the added benefit of a generous underground parking space (with 2 metal storage containers) together with lift

access to the basement.

Please note – Works are required to rectify issues with a number of windows in the apartment, also in the underground parking area. We are advised that the vendors have been informed by the Developers that plans for the remedial works are in hand.

Situation

The apartment is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Monart Spa, 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.

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.

Nearby to Monaveen House is 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. 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. There are 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 drainage. Underfloor heating with communal boiler in the basement for hot water and heating.

Broadband: Ultrafast is available in the area

Mobile Phone: Network coverage is reported to be excellent indoors and out (Information from <https://www.ofcom.org.uk>)

Local Authority
Dorset Council - Tel: 01305 251010.
Council Tax Band: F
EPC: B.

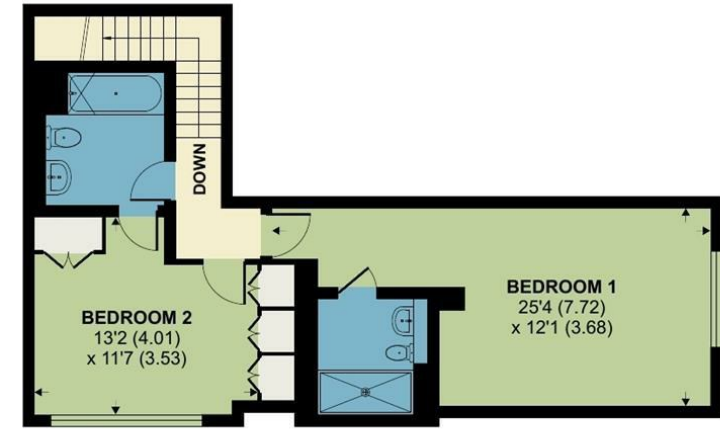
Lease Details
We understand from our vendor:
Leasehold – 250 years from 2019 with 244 years 9 months remaining.

Service Charge - £3,310.90 per annum
RMG management Company Limited
Manco Charge £190 per annum

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. [what3words.com/stereos.piglet.bloom](https://www.what3words.com/stereos.piglet.bloom)

Hamslade Street, Poundbury, Dorchester

Approximate Area = 1587 sq ft / 147.4 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1110841



Poundbury/PGS/21.05.24rev

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