



9 Royal Pavilion, Pavilion Green, Poundbury, Dorchester,  
Dorset

Guide Price  
**£1,125,000**  
Leasehold

**Symonds  
& Sampson**

ESTABLISHED 1858

An elegant first floor apartment with two terraces situated within the landmark architectural marvel the Royal Pavilion, in the heart of Poundbury.

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

- A stylish first floor apartment in this landmark building
- Generously proportioned throughout with two terraces
- Principal bedroom suite with dressing room and ensuite, two further double bedrooms and, two shower rooms
- Two allocated parking spaces in the basement along with storage area
- Designed by renowned architect Ben Pentreath
  - Leasehold 241 years remaining
  - Service charge £7,153.56
  - Peppercorn rent

Viewing strictly by appointment  
Symonds & Sampson  
01305 251154





### The Property

Beautifully presented throughout and perfect for a contemporary lifestyle, this splendid first floor 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 ensuites.

From the impressive Royal Pavilion entrance on the ground floor, with beautiful cornice detail and wall features within communal areas, lift and stair access to the first floor.

From the spacious entrance hall, double doors open to the elegant sitting room/dining room, which is a particular feature of this property, with two pairs of French doors open onto a large, covered terrace with views over Queen Mother Square. At the rear aspect of the room views can be enjoyed into a central private piazza. Double doors open to the impressive kitchen/breakfast room which benefits from a range of fully integrated appliances and a large island unit together with a separate utility room and store.

The principal bedroom suite includes a superb bathroom with a separate shower, a dressing room and, accessed from the bedroom via French doors to a delightful large, covered terrace. There are two further double bedrooms, one with a dressing area with fitted wardrobes, an ensuite shower room and access to a sheltered and private terrace. 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 and two parking spaces.



### 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. Heating is from a gas central boiler system, distributing to each apartment serving the under floor heating and hot water storage

cylinders. Mechanical Ventilation Heat Recovery system throughout apartments.

Broadband: We are informed that there are ultrafast speeds in the area.

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

### Local Authority

Dorset Council Tel: 01305 251010

Council Tax Band G

### Tenure

Leasehold

### Lease Details

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. What3words ///sweetened.innovate.waltz

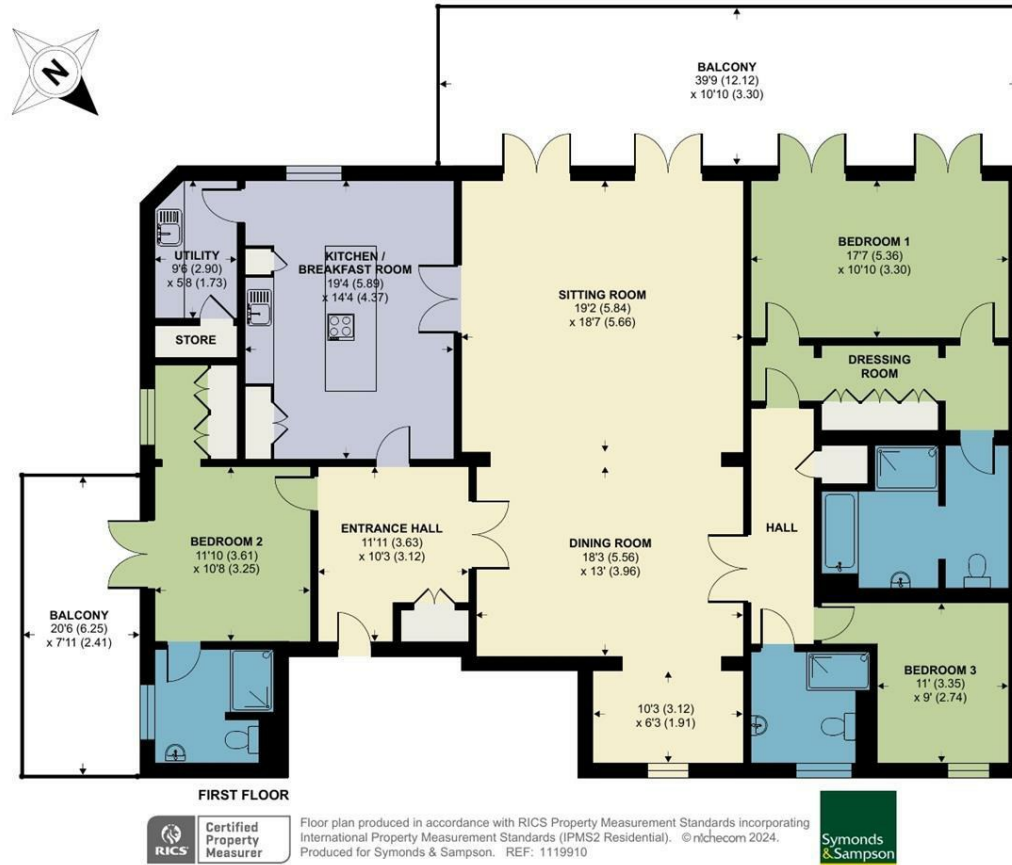


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Pavilion Green, Poundbury, Dorchester**

Approximate Area = 2161 sq ft / 200.7 sq m

For identification only - Not to scale



Poundbury/PGS/02.05.24

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