



22 Monaveen House, Hamslade Street, Poundbury, Dorchester

A stylish second floor 1 bedroom apartment with underground parking, situated close to Queen Mother Square.

Guide Price
£225,000
Leasehold

**Symonds
& Sampson**

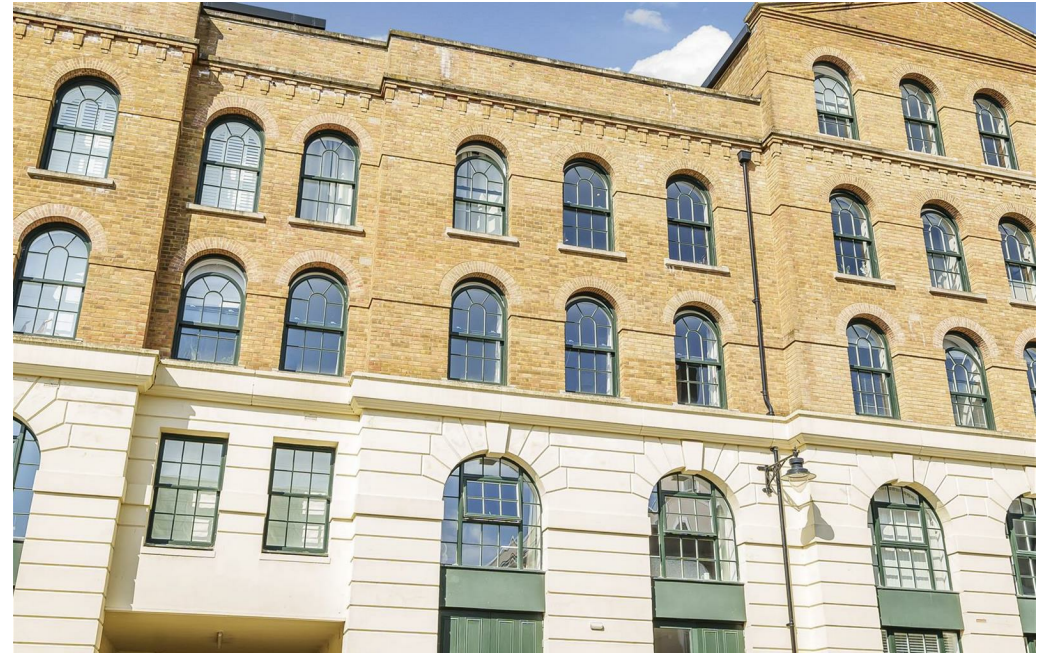
ESTABLISHED 1858

22 Monaveen House Hamslade Street Poundbury Dorset, DT1 3EZ

- Well presented second floor apartment
 - One double bedroom
 - Open plan living
 - Underfloor heating
 - Secure underground parking
 - Close to Queen Mother Square
- 250 years from 2019 with 244 years 6 months remaining. Service Charge - £1,427.78 per annum
 - Council Tax Band C, EPC B

Viewing strictly by appointment
Symonds & Sampson
01305 251154





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

Situated on the second floor, the apartment offers well-proportioned accommodation throughout with attractive 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 reception hallway with a useful storage cupboard, with door to an open plan sitting/dining room and kitchen with two front facing windows and Karndean flooring. 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 is a double bedroom with two large attractive windows, and a well-appointed bathroom with panelled bath with shower over, low level WC and hand basin.

The apartment has the added benefit of a secure underground parking space.

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 speed available

Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

Hamslade Street, Poundbury, Dorchester

Approximate Area = 701 sq ft / 65.1 sq m

For identification only - Not to scale

Leasehold details

We understand from our vendor:
Leasehold – 250 years from 2019 with 244 years 6 months remaining.

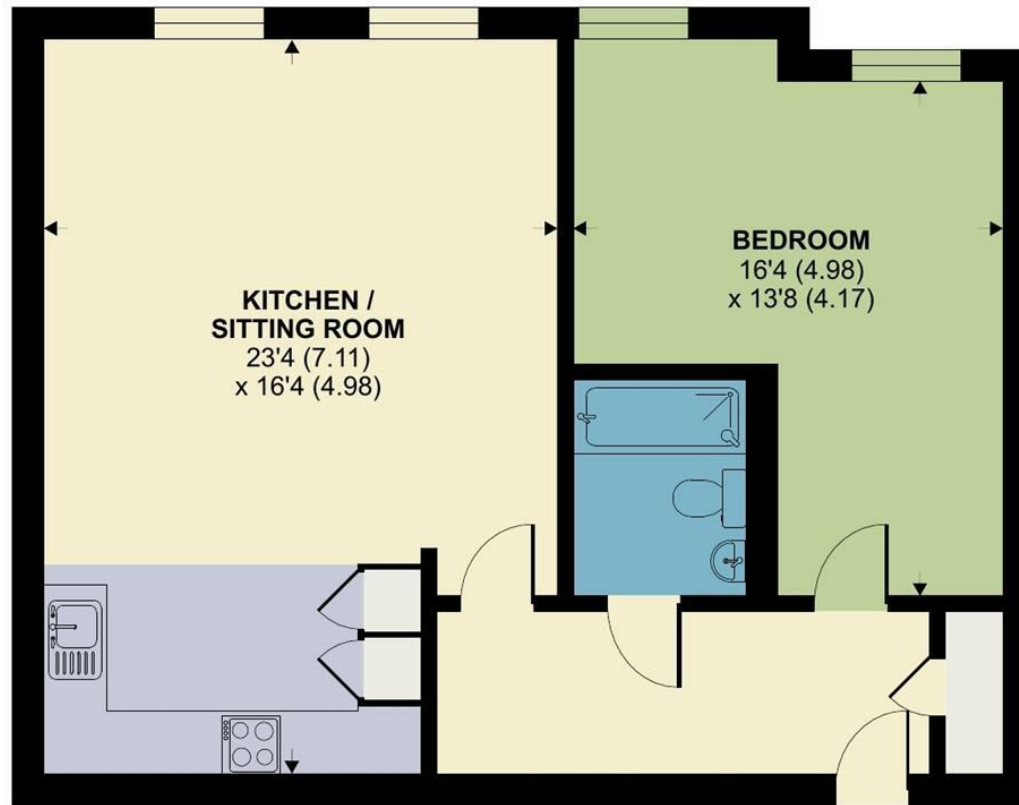
Service Charge - £1,427.78 per annum
RMG management Company Limited
Manco Charge £190 per annum

Local Authority
Dorset Council - Tel: 01305 251010.
Council Tax Band: C

EPC: B

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: ///staked.rashers.undivided



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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		

Poundbury/pgs/25.9.24rev



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1137848



01305 251154
Arch Point House 7 Queen Mother Square
Poundbury
Dorset
DT1 3BY
poundbury@symondsandsampson.co.uk

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