

Symonds
& Sampson

11 Peverell Avenue West

Poundbury, Dorchester, Dorset

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Poundbury
Dorchester
Dorset DT1 3SU



- Top floor penthouse with lift access
 - Two double bedrooms
- Views over Queen Mother Square
 - Spacious sitting/dining room
 - Two bathrooms
 - Garage
- Leasehold 250 years with 232 years remaining
- Service charge £2,200 per annum. Ground Rent £125 per annum

Guide Price £365,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A delightful penthouse occupying the whole of the third floor set within an attractive building, close to a range of local amenities. The well-proportioned penthouse enjoys views over Queen Mother Square and towards Dorchester and the surrounding countryside.

ACCOMMODATION

A communal hallway with stairs and lift gives access to all floors. The penthouse is found on the third floor with accommodation comprising: entrance hallway, kitchen/breakfast room with an attractive range of wall and floor cupboards with a built in double electric oven, inset gas hob, fridge/freezer, and a washer/dryer. The spacious, impressive sitting/dining room with an abundance of natural light enjoys views over Queen Mother Square.

There are two double bedrooms, both with fitted wardrobes and views across Poundbury. The principal bedroom enjoys an en-suite shower room. There is also a well-appointed family bathroom.

OUTSIDE

The penthouse has the added benefit of a garage with an electric door, located to the rear of the building as well as an additional allocated parking space.

SITUATION

The penthouse 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. Nearby to Peverell Avenue West 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.

DIRECTIONS

What3words:///teacher.tune.flitting

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband: Ultrafast is available in the area

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

Local Authority Dorset Council 01305 251010

MATERIAL INFORMATION

Council Tax Band D
EPC C

Leasehold - 250 years from 16th October 2006
232 years remaining.

Service Charge - £2,200 per annum

The service charge covers Building Maintenance

Ground Rent - £125.00 per annum

Management Company - Templehill, Dorchester.

Manco Charge 3: We are advised that there is a sum of £216.00 pa payable to the Poundbury Estate Company.

Please note - that this is a probate sale, and we await probate to be granted.





Peeverell Avenue West, Poundbury, Dorchester

Approximate Area = 862 sq ft / 80 sq m
 Garage = 215 sq ft / 19.9 sq m
 Total = 1077 sq ft / 99.9 sq m
 For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Very energy efficient - best rating available | A | | |
| Energy efficient | B | 76 | 76 |
| Decent | C | | |
| Below average | D | | |
| Energy inefficient | E | | |
| Very energy inefficient | F | | |
| Worst energy efficiency - highest rating available | G | | |

England & Wales
 EPC Domestic
 2008/11/EC



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1153548



Poundbury/PGS/24.07.24



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