



## Kings Point House, 5 Queen Mother Square Poundbury, Dorchester, DT1 3BW



- Available early September for an initial 12 month tenancy
  - Spacious apartment with lots of storage
  - Underground parking and separate storage room
- Situated in prominent position in Poundbury
  - Lift access
  - En-suite to master bedroom

Rent: - £1250 per calendar month / £288 per week

Available early September for an initial 12 month tenancy. Long term let preferred. Not suitable for pets and young children.

A well appointed two-bedroom, two-bathroom apartment situated in a prominent position in Queen Mother Square.

Benefitting from lift access, the apartment is presented to a high specification, with high ceilings, tasteful décor, integral appliances and under floor heating.

The accommodation comprises of an entrance hall with airing cupboard. There is an open plan lounge kitchen with the kitchen having an oven, hob with extractor over, dishwasher, washer/dryer and space for fridge freezer. There are two double bedrooms with the master bedroom having an en-suite shower room together with a second bathroom.

The property includes two allocated parking spaces in a secure underground car park alongside a lockable storage room.

The rent is exclusive of all utility bills including Council Tax, Broadband, mains Water and Sewerage, mains Gas and mains Electric. There is limited mobile signal and Superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

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Holding Deposit - £288  
Security Deposit - £1442  
Council Tax Band - C  
EPC - C

## SITUATION

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

Amenities include a Waitrose with plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops and the Damers First School. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

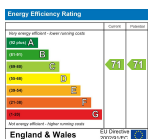
The property for sale is well situated to Buttermarket Square with two café's, Buttermarket Stores & Post Office, hairdressers, gift shops and electric car charging points.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. It is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School, Sunninghill Preparatory School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

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