



Penthouse 7 Strathmore House

11 Queen Mother Square, Poundbury, Dorchester, Dorset

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Poundbury, Dorchester
Dorset DT1 3DX

A fine Penthouse which is one of just 8 luxury apartments within this prestigious building enjoys views over Queen Mother Square and across Poundbury towards the surrounding countryside.



- An impressive spacious, well-appointed Penthouse
 - Kitchen/breakfast room & utility room
 - Two shower rooms
 - Air conditioning/heating inverter system
 - Roof terraces to front, rear and side
- Views over Queen Mother Square towards the surrounding countryside
 - Lift to all floors
- Private car port with power supply
- Leasehold 250 years from 2016 with 241 years remaining
- Service charge £7,250 per annum

Guide Price £685,000
Leasehold

Poundbury Sales
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THE PROPERTY

A stunning well-appointed penthouse, forming part of this attractive neoclassical-style building, which has been named after the late Queen Mother (who was Countess of Strathmore and Kinghorne). This impressive Penthouse which is one of just 8 luxury apartments within this prestigious building, with lift to all floors enjoys views over Queen Mother Square and across Poundbury towards the surrounding countryside.

THE ACCOMMODATION

The beautifully presented accommodation is finished to a high specification throughout. The principal rooms enjoy light flooding in from the floor to ceiling windows and French doors which open onto the roof terraces to the front, side and rear. The penthouse is accessed via a private entrance vestibule with a door opening into the spacious hallway with doors to all the rooms. The impressive kitchen/breakfast room is fitted with a range of wall and floor-mounted units with under pelmet lighting and quartz worktops. There is a central island with a worktop and cupboards below. The integrated appliances include; a double oven with grill, five ring ceramic hob, extractor hood, dishwasher and fridge/freezer. The room has doors opening onto a roof terrace from which the views can be enjoyed at their best.

Double doors are opening into the spacious sitting/dining room which can also be accessed independently from the hall. The sitting room enjoys an abundance of light from the double aspect windows and doors open onto the west and south-facing roof terraces. The bedrooms are well proportioned with the principal bedroom having built-in wardrobes and benefitting from a luxury en-suite shower room with double shower, heated towel rail, sink and WC. There are two further double bedrooms one with access to the roof terrace and the third bedroom currently utilised as a study. There is a useful well-equipped utility room with fitted cupboards, quartz worktops, a sink unit, plumbing for an automatic washing machine and space for a tumble dryer. The wet room is fitted with a sink unit, heated towel rail and WC.





OUTSIDE

The penthouse benefits from a private carport with electric sockets and provision for an electric car charging point. There is a secure video link entrance system, communal hall with stairwell and wrought iron balustrade. A lift provides access to all floors including the basement which leads to a secure communal waste/recycling bin facility and the car port.

SITUATION

Strathmore House overlooks Queen Mother Square which provides a good range of amenities including Waitrose, the

Duchess of Cornwall hotel, butcher, Luxury Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

DIRECTIONS

What3Words///uniforms.listed.relief

SERVICES

Mains gas, electric, water and drainage. Building with Sprinkler system and air conditioning/heating inverter system.

Option to use central heating via the communal gas boiler. Underfloor heating to the two en-suites.

Local Authority
West Dorset District Council 01305 251010



Broadband: Superfast broadband is available in the area with 80 Mbps download speeds.
 Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors. (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band F
 EPC B

Leasehold Details
 We understand from our vendor there is approximately

241 years remaining on the 250 year lease which commenced in 2016.

Service Charge Estimate: £7,250 pa
 Ground Rent: Peppercorn

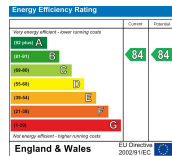
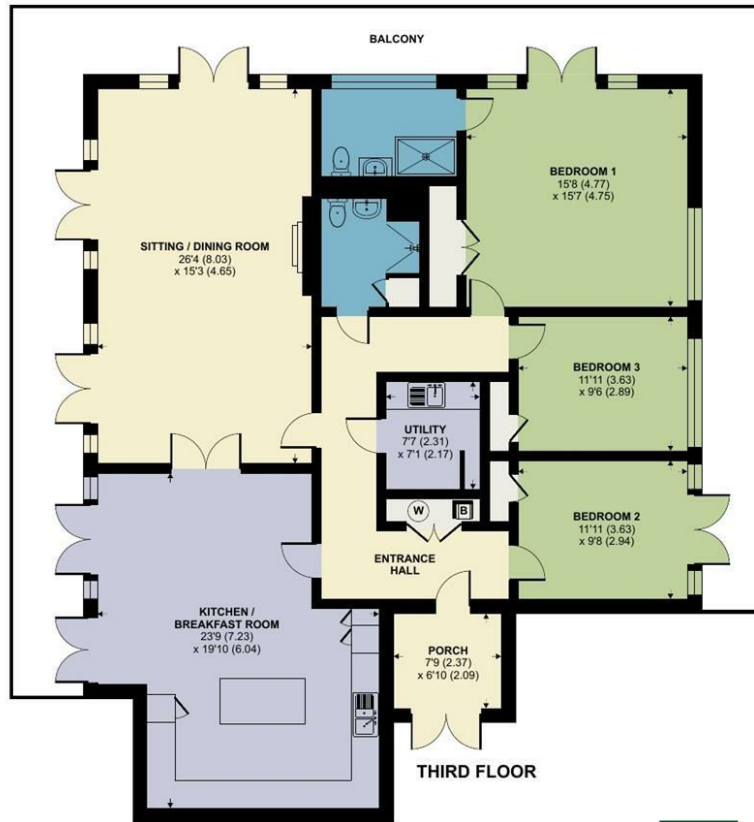
Management Company : Temple Hill & Strathmore House
 Management company.

Manco Charge
 We are advised that there is a sum of circa £225 pa payable to the Poundbury Estate.

Queen Mother Square, Poundbury, Dorchester

Approximate Area = 1815 sq ft / 168.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1247806



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