



Symonds
& Sampson

Apartment 15, Royal Pavilion

Pavilion Green, Poundbury, Dorchester, Dorset

Apartment 15

Royal Pavilion

Pavilion Green

Poundbury

Dorchester

Dorset DT1 3DU

A stylish and unique three bedroom apartment with balcony, located on the second floor of the prestigious landmark, Royal Pavilion.



- Second floor apartment in this landmark building
 - Elegant accommodation
- Beautifully designed by renowned architect Ben Pentreath
 - Spacious sitting room
- Principal master suite with luxury en-suite bathroom
- Residents have two oversize parking spaces in the secure underground car park
- Leasehold 250 years from 2016 with 241 years remaining
 - Annual service charge £8,031.14

Guide Price £795,000

Leasehold

Poundbury Sales
01305 251154

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THE PROPERTY

This most impressive building, being visible for many miles is the focal point for King Charles' prestigious development of national importance. The apartments, enjoying unrivalled views of the surrounding countryside, have been built to the highest specification. Poundbury is a master-planned community on the western edge of Dorchester, the historic County town of Dorset.

Between Queen Mother Square and Pavilion Green, this exceptional apartment building has its roots in the scale and design of traditional grand civic buildings, with classical stone colonnades, beautiful terraces with ornate ironwork and a signature new tower with triumphal arch.

Royal Pavilion is the design of Ben Pentreath, a London-based architect who specialises in buildings that seamlessly fit their environment, often drawing from classical inspiration the Royal Pavilion is the most significant commission for Poundbury to date. Named after one of Her Majesty Queen Elizabeth, the Queen Mother's racehorses, Royal Pavilion borrows its lineage from the famous seaside retreat built at Brighton in 1787 for George Prince of Wales, who became the Prince Regent in 1811.





ACCOMMODATION

Beautifully presented throughout and perfect for a contemporary lifestyle, this unique apartment exudes a sense of luxury and offers a wealth of superb features including well-proportioned rooms with high ceilings, tall sash windows, and kitchen. The high specification extends to the lighting, underfloor heating, and Porcelanosa tiles in the bathroom and ensembles.

A welcoming entrance hall with access to both the sitting room and kitchen/dining room, a storage cupboard, and access to an enclosed balcony with a water tap. The elegant spacious sitting room is a real feature of the apartment with a surround sound system built-in to the ceiling and a bespoke 'Neville Johnson' display unit with

drawers. The impressive open-plan kitchen/dining room benefits from a range of Miele integral appliances including a double electric oven, four-ring induction hob, warming drawer, fridge, freezer, dishwasher, and wine fridge. The sink offers a hot water tap and waste disposal unit, a large island unit together with a separate utility room. There are electric blinds and a pair of French doors open to a delightful outdoor terrace with views over Poundbury and beyond.

Positioned in the iconic 'Tower' the principal bedroom suite enjoys a dual aspect, there are fitted wardrobes and a superb bathroom with a separate double shower cubicle. There are two additional double bedrooms, one with fitted wardrobes and an ensuite shower room. The other is currently fitted out as a study. There is also a separate luxury shower room.

OUTSIDE

Royal Pavilion benefits from a lift to all floors including the garage level. In the gated undercroft, the property has a secure store, two parking spaces and an electric charging point.

DIRECTIONS

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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.

SERVICES

Mains electric, water and mains drainage. BT fibre and Sky TV.

Local Authority
District Council Tel: 01305 221000

Broadband: Ultrafast broadband is available in the area with

1800 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 G
EPC B

Lease Details

We have been informed by our seller that the property is on a 250-year lease with currently 242 years remaining.

Annual service charge £8,031.14 - £4,015.57 every 6 months

Manco charge 2: We are advised that a sum of £225 per annum is payable to the Poundbury Estate Company.

Pavilion Green, Poundbury, Dorchester

Approximate Area = 1980 sq ft / 183.9 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: 1230693



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)	82	82
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Very energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Poundbury/PGS/01/09/25rev



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