



Flat 2 Kings Point House, 5 Queen Mother Square, Poundbury,

Located in the heart of Poundbury, this modern two bedroom apartment is offered to the market on an unfurnished basis, benefitting from lift access, modern fixtures and fittings and underfloor heating.



- Two bedroom apartment
 - Modern interior
 - Underground parking

- Offered unfurnished
- Spacious accommodation
- Central Poundbury location

£1,300 Per Calendar Month/£300 Per Week

Available in April for an initial 12 month tenancy.

Located in the heart of Poundbury, this modern two bedroom apartment is offered to the market on an unfurnished basis, benefitting from lift access, modern fixtures and fittings and underfloor heating.

The property benefits from a spacious entrance hall with in-built storage, open plan living/ kitchen room with an in-built hob and oven, dishwasher, washing machine and space for fridge freezer. The apartment offers two double bedrooms with the master having an en-suite shower room. There is also a family bathroom.

The property also comes with two allocated parking spaces and a lockable store room located in the secure underground car park.

Rent: £1,300.00 per calendar month/ £300.00 per week
Holding Deposit: £300.00
Security Deposit: £1,500.00
Council Tax: Band C
EPC Rating: TBC

The landlords preference is no pets due to head lease restrictions.
Please note, these photographs were taken before the start of the last Tenancy.



SERVICES

The property has electric underfloor heating and the rent is exclusive of all utility bills.

For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk.

SITUATION

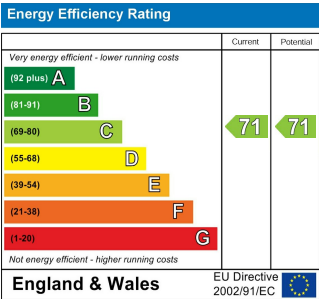
Poundbury is an urban extension of the County Town of Dorchester, built on the principles of architecture and urban planning as advocated by The Prince of Wales in 'A Vision of Britain'.

Poundbury gives priority to people rather than cars and is a mixture of commercial buildings with residential areas, shops and leisure facilities to create an attractive and walkable community.

The property is situated in Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, art gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery along with a number of specialist outlets.

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. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. There is regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

///command.talkative.planting



Poulets/ZB/2025



01305571277

poulets@symondssandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.