



## 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

£1,200 Per Calendar Month/£300 Per Week

Available immediately for an initial 12 month tenancy.  
Preference for a long term tenant.

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.

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.

There is underfloor central heating and mains water and drainage. The property is unfurnished. The rent is exclusive of all other utility bills including Council Tax and mains Electric. There is limited mobile phone signal inside the property but likely signal outside and there is Ultrafast broadband provided to the property, as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: £1,200.00 per calendar month/ £276.00 per week  
Holding Deposit: £276.00  
Security Deposit: £1,384.00  
Council Tax: C  
EPC Rating: C



### 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

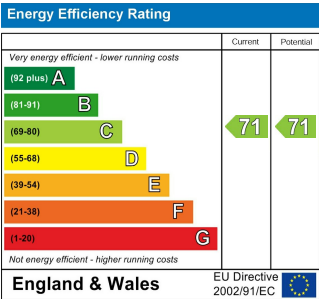
Poundbury is an urban extension of the County Town of Dorchester, built on the principles of architecture and urban planning as advocated by The Prince of Wales in 'A Vision of Britain'.

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.

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Poulets/ZB/2025



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