

Symonds
& Sampson

19 Royal Pavilion

Pavilion Green, Poundbury, Dorchester, Dorset

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Pavilion Green
Poundbury Dorchester
Dorset DT1 3DU

A chic classical penthouse apartment with contemporary interiors, and two private terraces with far reaching countryside views located on the third floor of the prestigious landmark residence.



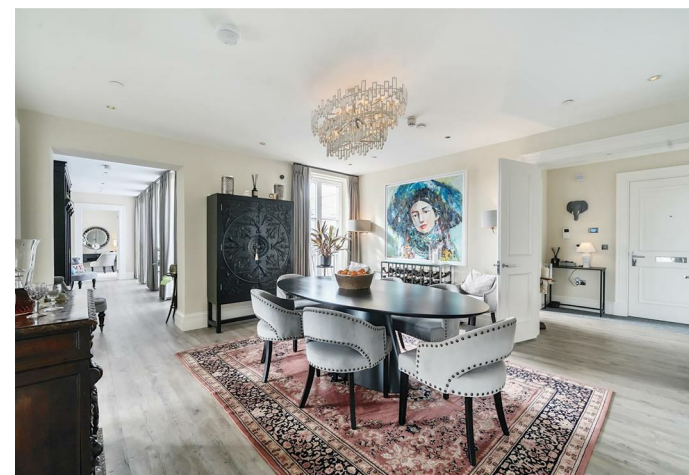
- A fine and stylish appointed third floor penthouse apartment in this architectural marvel
- Generously proportioned throughout with a large open terrace and additional terrace located off the principal bedroom
- Principal suite and two further double bedrooms with ensuite shower rooms
- Undercroft secure parking for two vehicles with one electric charging point
- Prominently located overlooking Pavilion Green
 - Leasehold 242 years remaining
 - Service Charge £10,500 per annum
 - Peppercorn Rent

Guide Price £1,600,000

Leasehold

Poundbury Sales
01305 251154

poundbury@symondsandsampson.co.uk



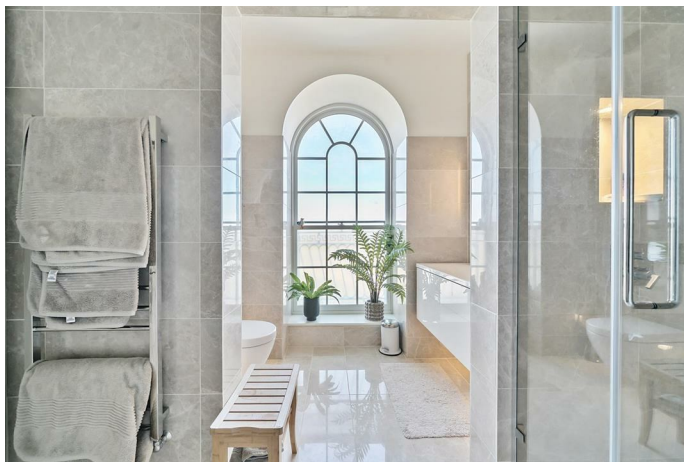
THE PROPERTY

The Royal Pavilion, a prominent building, set around a central private piazza, is a significant architectural landmark for Poundbury, and is a luxurious collection of twenty apartments that brings to Dorchester design standards normally associated with Knightsbridge in London. Poundbury is a master-planned community on the western edge of Dorchester, the historic County town of Dorset. Covering 400 acres of Duchy of Cornwall Land, it is the vision of HRH The Prince of Wales, who, using the renowned Master Planner Leon Krier, has achieved a truly integrated and mixed-use development.

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, the 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 stunning, sizeable penthouse apartment exudes a sense of luxury and offers a wealth of superb features including well proportioned rooms with high ceilings, tall sash windows and a luxury kitchen. The high specification extends to the lighting, underfloor heating, and Porcelanosa tiles in the bathroom and en-suites.

From the entrance vestibule and hall, access to a study and storage cupboard. Double doors open to the dining room with doors open to 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, induction 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 room which can also be accessed independently from the dining room. The sitting room which is a particular feature of this property being flooded with light from its full-length attractive windows on two sides. French doors provide further access to the terrace. There is a useful utility room and cloakroom accessed from the dining room.

The principle bedroom suite includes a superb bathroom with a separate shower, a dressing room and, accessed from the bedroom via French doors, a delightful private balcony. There are two further double bedrooms, both with dressing rooms, access to the large open terrace and ensuite shower rooms.

OUTSIDE

Residents will benefit from two oversize parking spaces located within the secure underground car park. Each apartment has a dedicated lockable store within the basement.

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.

DIRECTIONS

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SERVICES

Mains gas, electric, water and mains drainage. Gas fired central

heating system. BT fibre and Sky TV.

Local Authority
District Council Tel: 01305 251010

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

Royal Pavilion benefits from a lift to all floors, including the garage level.

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 £10,500.00.

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We are advised that a sum of £200 per annum is payable to the Poundbury Estate Company.

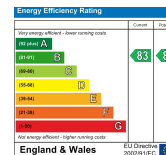
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Approximate Area = 2740 sq ft / 254.5 sq m

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: 1261872



Poundbury/PGS/18.03.25



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