



## Kings Point House, Queen Mother Square

Situated in the heart of Poundbury, this stylish and contemporary penthouse apartment spans two floors and offers modern, comfortable living throughout.



- Duplex penthouse apartment
- Spacious accommodation
- Two parking spaces in underground car park
- Situated in Queen Mother Square
- Offered unfurnished
- Lockable store room and lift access

£1,850.00 per calendar month/ £415.00 per week



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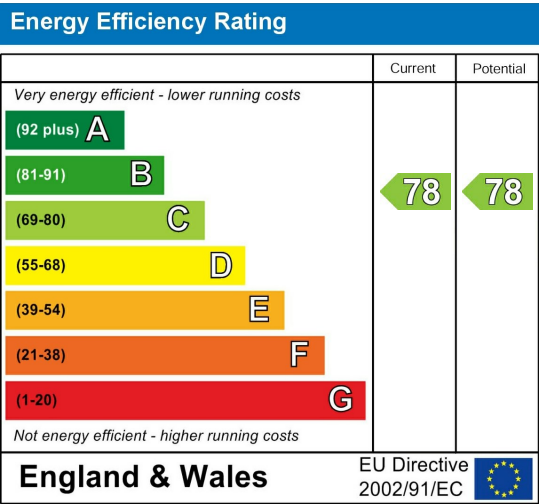
Offered unfurnished, the apartment benefits from lift access, sleek fixtures and fittings, and underfloor heating. The spacious entrance hall features built-in storage and leads to an open plan living and kitchen area, complete with integrated hob and oven, dishwasher, washing machine, and space for a fridge freezer.

The property includes three generous double bedrooms, with the master bedroom enjoying the added luxury of an en-suite shower room. A well-appointed family bathroom completes the accommodation.

Additional features include two allocated parking spaces and a secure, lockable store room located within the 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: £1,750.00 per calendar month/ £403.00 per week  
Holding Deposit: £403.00  
Security Deposit: £2,019.00  
Council Tax: Band E  
EPC Rating: Band C



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/AC/24/04/2025



01305 571277  
poundbury@symondssandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



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