



Symonds
& Sampson



Flat 6, 50 Peverell Avenue East
Poundbury, Dorchester, Dorset

Flat 6, 50 Peverell Avenue East

Poundbury
Dorchester Dorset DT1 3WE

An immaculately presented, modern 2nd floor apartment situated close to the prestigious Queen Mother Square. Open plan kitchen/sitting/dining room, two double bedrooms. Two bathrooms. Allocated parking.



- Bright and airy 2nd floor apartment
 - Dual aspect open plan living
- Principal bedroom with fitted wardrobes and en-suite shower room
 - Allocated parking to the rear of the building
 - Views over Peverell Avenue East
- Leasehold 250 years from 2015 with 240 years remaining
 - Service charge £2,400 per annum

Guide Price **£265,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A top floor apartment set within this brick-faced building under a slate roof. The property is accessed from either the front or the rear of the building with stairs to all floors and is conveniently situated close to Queen Mother Square.

ACCOMMODATION

Access to the communal hallway where stairs rise to the second floor. On entering the hallway, you feel a sense of space and light projected from the sash windows.

This apartment has a kitchen/sitting/dining room; the amount of natural light creates a wonderfully bright and airy space. The kitchen is fitted with wall and floor mounted units with worktops over, Integrated appliances comprise washer/dryer, dishwasher and there is also an electric oven with a gas hob. The sitting area is spacious and provides views over Peverell Avenue East. The principal bedroom with built-in wardrobe and an en-suite shower room.

There is a further double bedroom and a contemporary family bathroom with a shower over the bath. There are two storage cupboards in the hallway, one of which is an airing cupboard including radiator within.

OUTSIDE

The apartment benefits from an allocated parking space located behind the building. There is also access to a separate recycling area.

DIRECTIONS

What3words///evenings.wimp.minder

SITUATION

The apartment is situated in a convenient location close to The Great Field and Queen Mother Square, which provides a good range of amenities including Waitrose, Duchess of Cornwall Inn, Monart Spa, butchers, gallery, coffee houses and restaurants. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

SERVICES

Mains gas, electric, water and drainage. Gas fired central heating system.

Broadband: We are informed that there are Ultrafast speeds in the area.

Mobile Phone: Network coverage is reported to be limited

indoors & likely indoors (Information from <https://www.ofcom.org.uk>).

MATERIAL INFORMATION

Council Tax Band C

EPC C

Lease Details

250 years from 01/01/2015

Service Charge - £2,400 per annum payable to Liscombe House (Poundbury) Management Company Ltd

Manco 2 - We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.

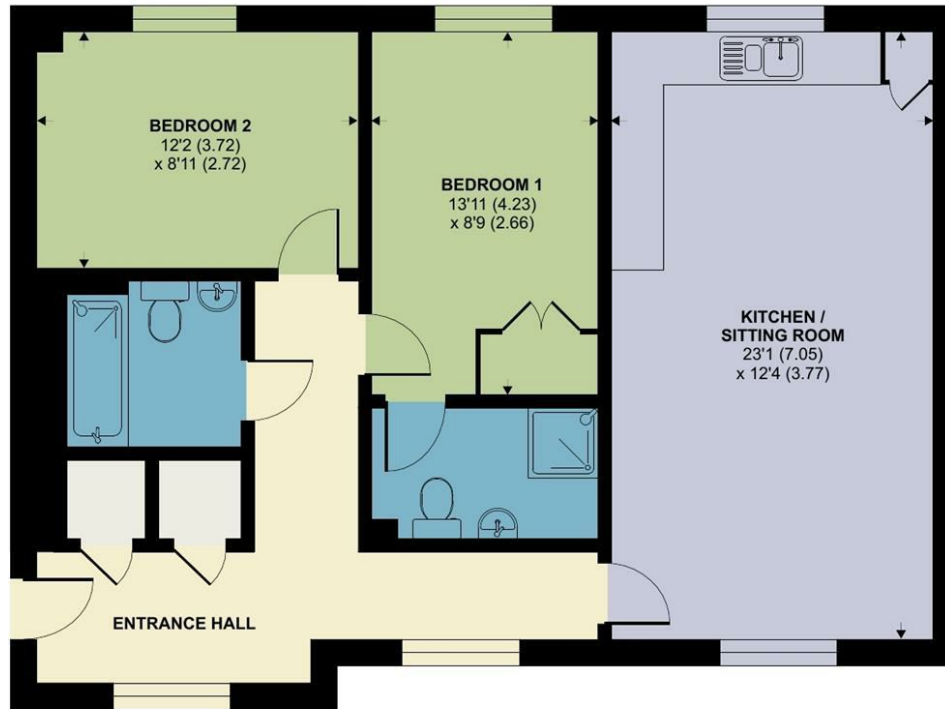




Peverell Avenue East, Poundbury, Dorchester

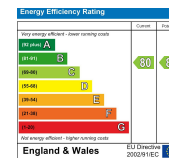
Approximate Area = 812 sq ft / 75.4 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1317837



Poundbury/PGS/04.07.25



01305 251154

poundbury@symondsandsampson.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 or 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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT