



Symonds
& Sampson



Flat 4, 50 Peverell Avenue East

Peverell Avenue East, Poundbury, Dorchester, Dorset

Flat 4, 50 Peverell Avenue East

Poundbury
Dorchester
Dorset DT1 3WE

A stylish modern 1st floor apartment situated close to the prestigious Queen Mother Square. Open plan kitchen/sitting/dining room, two double bedrooms. Two bathrooms. Allocated parking.



- Immaculate first floor apartment
 - 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 first 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 first floor. On entering the hallway, you feel a sense of space with high ceilings 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.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

MATERIAL INFORMATION

Council Tax Band C
EPC B

Lease Details

250 years from 01/01/2015 with 240 years remaining

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

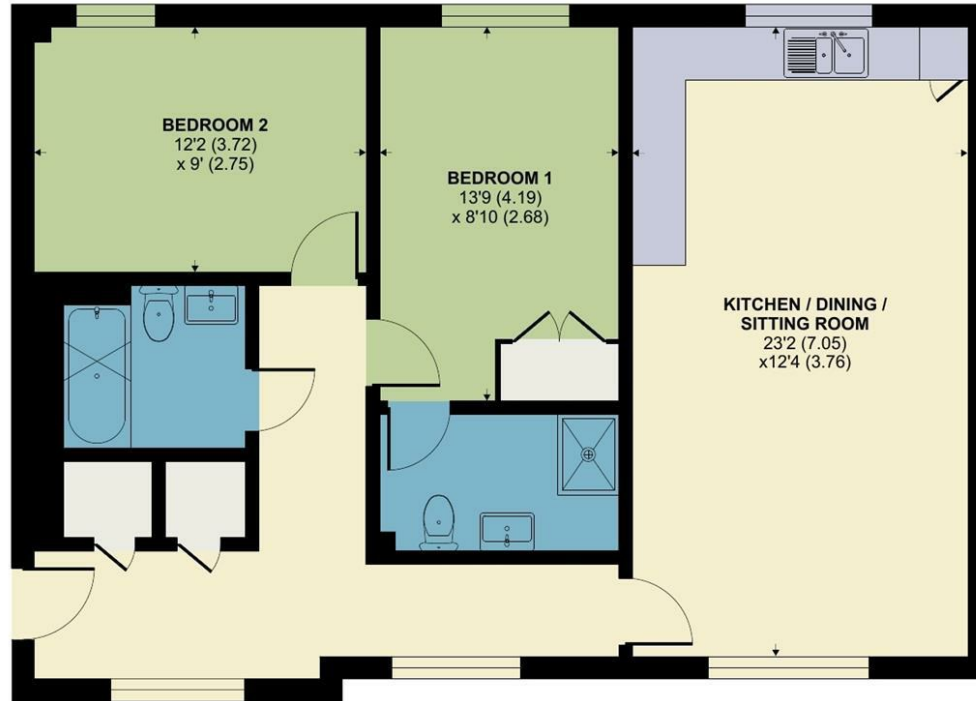
Manco 2 - We are advised that there is a sum of circa £200 pa payable to the Poundbury Estate.



Peeverell Avenue East, Poundbury, Dorchester

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



FIRST 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: 1334213



Energy Efficiency Rating		
Current	Future	Score
A	A	83
B	B	83
C	C	
D	D	
E	E	
F	F	
G	G	
England & Wales		



Poundbury/PGS/07.08.25



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



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