

Symonds
& Sampson



12 Royal Pavilion

Pavilion Green, Poundbury, Dorchester, Dorset

12 Royal Pavilion

Pavilion Green
Poundbury
Dorchester
Dorset DT1 3DU

An elegant three bedroom, three bathroom apartment with a large terrace with far reaching countryside views and additional balcony located on the second floor of the prestigious landmark residence.



- An elegant and beautifully appointed second floor apartment in this landmark building
- Generously proportioned throughout with two terraces
- Principal master suite with dressing room and ensuite, two further double bedrooms and, two shower rooms
 - Undercroft secure parking for two vehicles
- Prominently located overlooking Pavilion Green
 - Council Tax Band G
 - Leasehold 240 years remaining
 - Service Charge £7,765.52
 - Peppercorn Rent

Guide Price **£1,100,000**
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 splendid 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 ensembles.

From the spacious entrance hall, double doors open to the elegant drawing room/dining room which is a particular feature of this property being flooded with light from its



full-length windows on two sides along with Karndean flooring. A pair of French doors open onto a terrace providing a wonderful spot for al fresco entertaining and relaxation. The impressive kitchen benefits a range of fully integrated appliances and long-range countryside views.

The principal bedroom suite includes a superb bathroom with a separate shower, a dressing room and, accessed from the bedroom via French doors, a delightful terrace with open views. There are two further double bedrooms, one with a dressing area with fitted wardrobes with an ensuite shower room. There is also a separate luxury shower room.

OUTSIDE

Residents benefit from two oversize parking spaces located within the secure underground car park, with wiring in place to install an electric charging point. 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

What3words:///compress.originals.long

SERVICES

Mains electric, water and mains drainage. BT fibre and Sky TV.

Hot water underfloor heating system.

Dorset Council Tel: 01305 251010

Broadband: Ultrafast is available in the area

Mobile Phone: Network coverage is reported to be good indoors and outside (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.

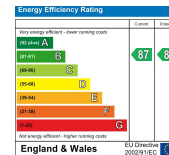
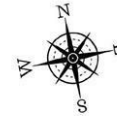
Lease Details

We have been informed by our seller that there is currently 240 years remaining on the lease.

Annual service charge £7,765.52

Manco charge 2 of £200 per annum.

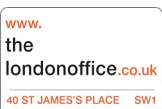
Apartment 12, Royal Pavilion, Pavilion Green, Poundbury, Dorchester, Dorset DT1 3DU
Gross Internal Area (Approx.)
 172 sq m / 1,851 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.



Poundbury/PGS/19.08.25



01305 251154

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



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