

Symonds
& Sampson

4 Royal Pavilion

Pavilion Green, Poundbury, Dorchester, Dorset

4 Royal Pavilion

Pavilion Green
Poundbury Dorchester
Dorset DT1 3DU

A stylish and elegant three bedroom, three bathroom apartment with a large terrace and additional balcony located on the first floor of the prestigious landmark residence.



- An elegant and beautifully appointed first floor apartment in this landmark building.
- Generously proportioned throughout with a superb large covered terrace and additional covered 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 Queen Mother Square.
 - Council Tax Band G
 - Leasehold 242 years remaining
 - Service Charge £10,200 pa
 - Peppercorn Rent

Guide Price **£1,295,000**

Leasehold

Poundbury Sales
01305 251154

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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, 'Kahrs' oak floors with underfloor heating, and Porcelanosa tiles in the bathroom and en-suites.

From the spacious entrance hall, double doors open to the elegant living room which is a particular feature of this property being flooded with light from its full-length

windows on two sides. Two pairs of French doors open onto a large covered terrace providing a wonderful spot for al fresco entertaining and relaxation. Double doors open to the impressive kitchen which benefits from a range of fully integrated appliances and a large island unit together with a pantry and separate utility room. Two pairs of French doors provide further access to the terrace.

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 sheltered and private terrace.

There are two further double bedrooms, one with a walk-in wardrobe and both with ensuite shower rooms. The third bedroom opens out through French doors to the terrace.

OUTSIDE

The apartment benefits from two oversize parking spaces, each with electric charger point 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

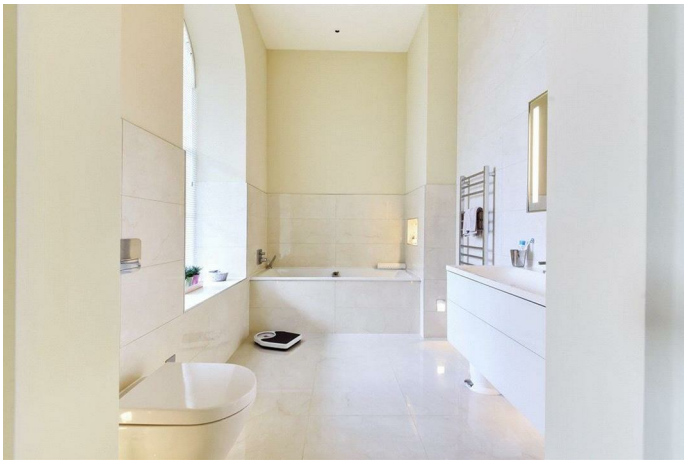
Mains electric, water and mains drainage. BT fibre and Sky TV.

Local Authority
District Council Tel: 01305 221000

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

MATERIAL INFOMATION

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 £10,200.00.

Manco charge 2: We are advised that a sum of £200 per annum is payable to the Poundbury Estate Company.

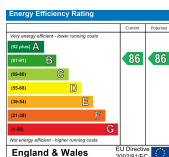


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Approximate Area = 2432 sq ft / 225.9 sq m

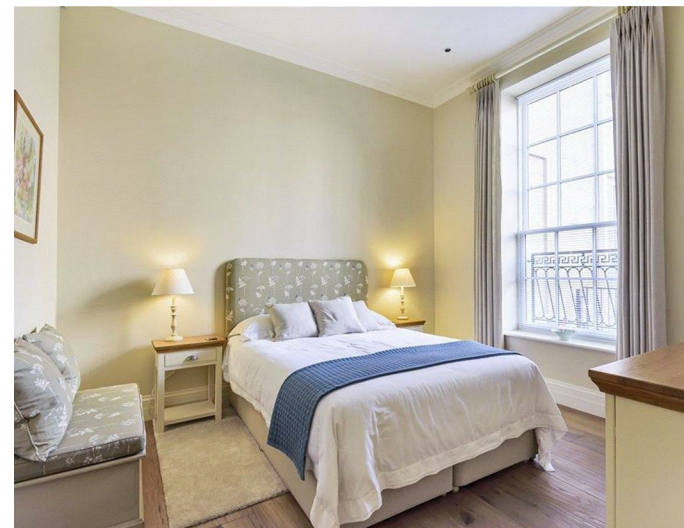
Terraces = 608 sq ft / 56.4 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Symonds & Sampson. REF: 808092



Poundbury/PGS/19/09/25rev



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