



Symonds
& Sampson

1 Peverell Avenue West

Poundbury, Dorchester, Dorset

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Poundbury, Dorchester
Dorset, DT1 3SU

A delightful ground floor apartment set within an attractive building, featuring a sitting/dining room with terrace, separate kitchen, two double bedrooms, two bathrooms, and a garage, all close to local amenities.

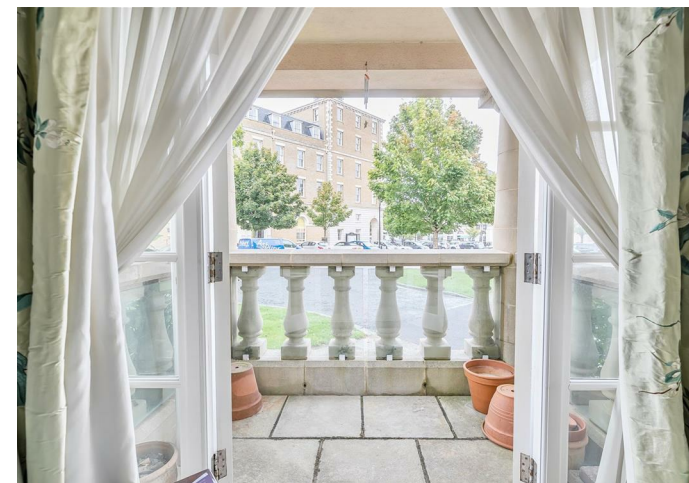


- Dual aspect sitting/dining room
- Terrace with views over Queen Mother Square
 - Separate kitchen
- Two double bedrooms, principal with en-suite shower room
 - Garage to the rear of the building
- Leasehold 250 years with 231 years remaining
- Service charge £2,200 per annum. Ground Rent £125 per annum

Guide Price **£295,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Set within this striking building, a ground floor apartment with its own terrace overlooking Queen Mother Square, and conveniently close to a range of local amenities.

ACCOMMODATION

A communal hallway with stairs and a lift provides access to all floors. This ground floor apartment comprises an entrance hallway, a kitchen with a range of wall and floor units, a built-in double electric oven, inset gas hob, fridge/freezer, and washer/dryer. The sitting/dining room is filled with natural light and features double doors opening onto a terrace with views over Queen Mother Square.

There are two double bedrooms, both with fitted wardrobes. The principal bedroom enjoys an en-suite shower room. There is also a well-appointed family bathroom.

OUTSIDE

The apartment has the added benefit of a garage located to the rear of the building.

SITUATION

The apartment is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Luxury 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.

DIRECTIONS

What3words:///teacher.tune.flitting

SERVICES

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

Broadband - Ultrafast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority Dorset Council 01305 251010

MATERIAL INFORMATION

Council Tax Band C

EPC C

Leasehold - 250 years from 16th October 2006

231 years remaining.

Service Charge - £2,200 per annum

The service charge covers Building Maintenance

Ground Rent - £125 per annum

Management Company - Templehill, Dorchester.

Manco Charge 3: We are advised that there is a sum of £220 pa payable to the Poundbury Estate Company.



Peeverell Avenue West, Poundbury, Dorchester

Approximate Area = 763 sq ft / 70.8 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 983 sq ft / 91.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

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: 1349551



Poundbury/PGS/18.11.2025rev



01305 251154

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



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