



Symonds  
& Sampson

# Apartment 10 Royal Pavilion

Pavilion Green, Poundbury, Dorchester, Dorset

# Apartment 10

## 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 second floor of the prestigious landmark residence.



- An elegant and beautifully appointed second floor apartment in this architectural marvel.
- Generously proportioned throughout with a large open terrace and additional 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
  - Leasehold 242 years remaining
  - Service Charge £10,200 per annum
    - Peppercorn Rent

Guide Price £1,450,000

Leasehold

Poundbury Sales  
01305 251154

[poundbury@symondsandsampson.co.uk](mailto: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 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. French doors open onto a large open terrace

providing a wonderful spot for al fresco entertaining and relaxation. Double doors open to the impressive kitchen which benefits from a range of full integrated appliances and a large island unit together with a pantry and separate utility room. French doors provide further access to the terrace.

The principle bedroom suite includes a superb bathroom with a separate shower, a dressing room and, accessed from the bedroom via French doors, a delightful balcony. There are two further double bedrooms, both with dressing rooms, wardrobes and ensuite shower rooms and a separate cloakroom located off the hallway.

## OUTSIDE

Residents will benefit from two oversize parking spaces 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

What3words/////compress.originals.long

## SERVICES

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

Local Authority  
District Council Tel: 01305 221000

Broadband: Ultrafast broadband is available in the area with 1800 Mbps download speeds.  
Mobile Phone: Network coverage is reported to be limited indoors and likely outdoors. (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 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.

# Pavilion Green, Poundbury, Dorchester

Approximate Area = 2405 sq ft / 223.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - Over 90% saving costs			
A++	A+	87	87
A	B+		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - Over 15% saving costs			
England & Wales EU Directive 2002/91/EC			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Symonds & Sampson. REF: 1241551



Poundbury/PGS/13.02.25



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 of 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**