

# Apartment 18, Royal Pavilion

Poundbury, Dorset



 Knight  
Frank

# A superb 2,780 ft<sup>2</sup> penthouse apartment in Poundbury's premier residential building with fantastic, uninterrupted views of the unspoilt, beautiful, Dorset countryside

Dorchester station 1.5 miles (Waterloo 2 hours 12 minutes), Dorchester town centre 1.5 miles  
Weymouth (Beaches and Jurassic Coast) 9 miles, Bournemouth Airport 35 miles  
(Distances and times approximate).



## Summary of accommodation

### Main House

**Ground Floor:** Communal hall | Communal lift lobby with lift & staircase

**Third Floor Apartment:** Communal lift lobby | Entrance hall | Study

Principal bedroom with walk-through dressing room & ensuite bath & shower room | Dining room | Sitting room

Kitchen/breakfast room | Utility room | Cloakroom | Landing

Double bedroom with walk-in wardrobe & ensuite shower room

Double bedroom with walk-through lobby, dressing room & ensuite shower room | Full length balcony

**Parking & Storage:** Communal underground parking with two dedicated, oversize parking spaces

Adjacent store | Communal bicycle storage



## Situation

(Distances and times are approximate)

The Royal Pavilion overlooks Queen Mother Square, the centrepiece of Poundbury, which is the urban extension on the western side of Dorchester, Dorset's county town.



There is a Waitrose just 50 yards away along with a range of shops and local businesses within the area covered by Poundbury and Dorchester



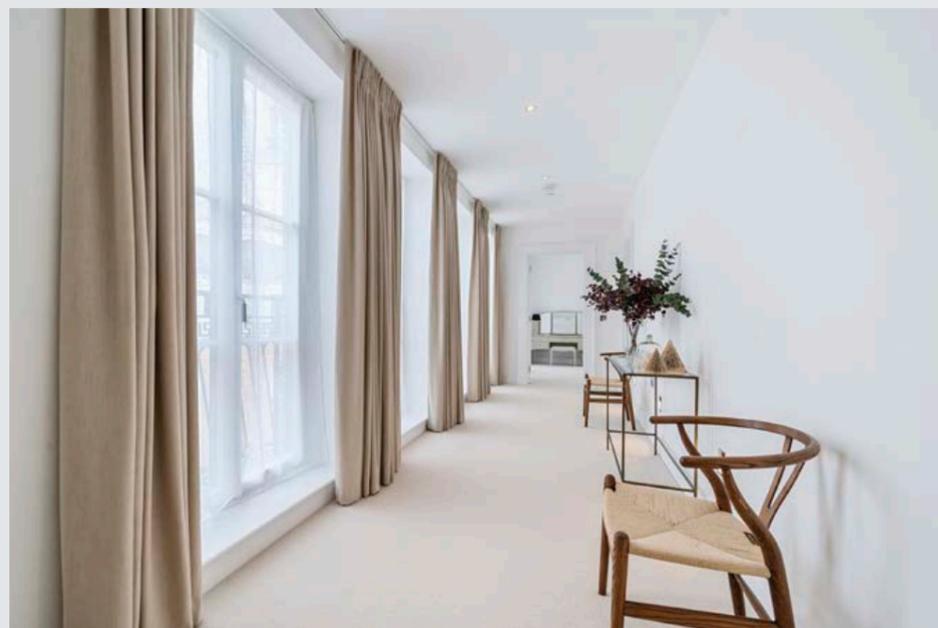
The area also offers a wide choice of popular, well regarded schools from both the state and independent sectors that cover children of all ages.



Communications are excellent with access to the M5 (J11A) via the A417 also connecting to the A40/A419 to Oxford, Swindon and London.



Bournemouth Airport is about an hour away by car offering flights to a choice of UK and international destinations.



## The Royal Pavilion

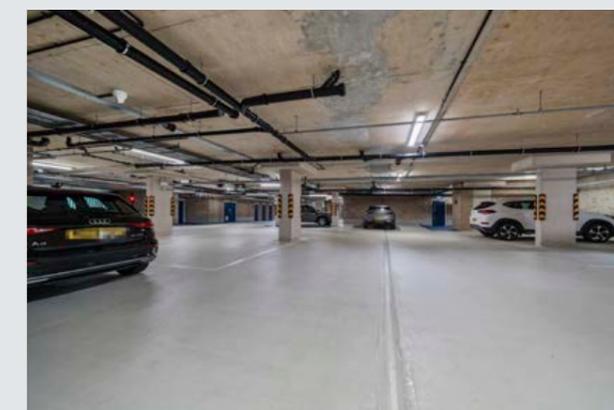
Undoubtedly one of the most impressive buildings in the South of England and stands on the northern side of Queen Mother Square, the epicentre of the visionary Poundbury community. It is also the tallest building in Dorchester.

Apartment 18 is on the building's third and highest floor on its northern side, which means it stays cool in summer and has gorgeous, uninterrupted views of the beautiful countryside to north of the town all the year round.

The apartment is elegant with good ceiling heights and encompasses three reception rooms and three ensuite double bedroom suites. It also has a wide, deep balcony that looks out over the surrounding countryside, which can be accessed directly from the sitting and kitchen/breakfast rooms plus two of the three bedrooms.

The principal bedroom suite has its own balcony with an equally impressive view. The kitchen/breakfast room is fully fitted with light sage coloured units including a large island plus a comprehensive range of built-in Miele appliances and has three sets of French windows opening onto the balcony.

The principal bedroom suite incorporates a walk-through dressing room and an ensuite bath and shower room with a fine view from the bath.



## Garaging, Parking & Communal Areas

Beneath the building is a secure, communal parking garage incorporating the apartment's two dedicated, oversized parking spaces alongside EV charging, a store room and bicycle storage. At ground level there is a secure communal lobby with three lifts plus eight "residents only" visitors parking spaces at the front of the building.

## Property Information

**Tenure:** Leasehold with 240 years remaining on the 250 year lease. Lease expires 1st January 2265.

**Services:** Mains water, electricity, drainage & gas. Gas-fired central heating. Electric vehicle (EV) charging.

**Local Authority:** Dorset Council  
([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk))

**Council Tax:** Band G

**EPC:** B

**Service Charge:** Charge for 2025 is c.£11,082

**Ground Rent:** Nil

**Directions:** DT1 3DU

**What3Words:** //drizzly.deflect.point

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area  
258 sq m / 2,780 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated 2014 and 2024.

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