



Pavilion Green
Poundbury

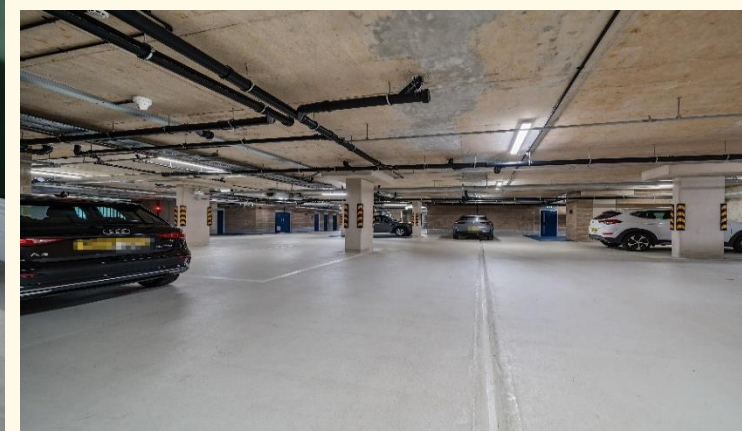
 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





OFFERED WITH NO ONWARD CHAIN this penthouse apartment, located in a central position within the highly desirable development of Poundbury, enjoys a wonderful outlook onto the green and offers impressive accommodation, finished to a high standard throughout and with underfloor heating covering the entirety of the property. Accommodation consists of two spacious reception rooms, a modern kitchen and separate utility room, an office space, three double bedrooms, all accompanied with en-suites and dressing rooms and a WC. Furthermore, the home offers two balconies, one extending almost the full width of the property, several Juliet balconies, one allocated parking space with an electric charging point, two storage rooms and communal bin store. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.



Upon entry you are taken through to an entrance hall with video intercom system and storage cupboard. An office space is located off the entrance hall, with Juliet balcony overlooking a courtyard area. From there, you are taken directly to the dining room.

The dining room is spacious in size and provides direct access into the two remaining principal rooms. Situated off the dining room, there is a small hall area which leads to the WC.

A dual aspect allows an abundance of natural light to enter the sitting room, with views over the green and towards Charminster. The sitting room is the real heart of the home, with a generous amount of space for living furniture.

The kitchen/breakfast room has been tastefully fitted, with marble flooring and worktops and a range of Miele integral appliances including a double oven, four-ring induction hob with extractor hood fitted into the ceiling above, fridge, freezer and wine fridge. There is also a sink and drainer with instant hot water tap and central island creating a seating option. Three sets of French doors give access to the large balcony.

Marble flooring continues into the separate utility room, with further storage, a sink and Miele free-standing appliances including a washing machine and tumble dryer (which will be staying).

The three bedrooms at the property are double in size and all benefit from fabulous en-suites. Bedrooms two and three en-suites are furnished with a shower cubicle, WC and wash hand basin. Both suites are finished with marble tiled walls and flooring. Bedroom ones is also finished with marble throughout and furnished with a suite comprising a large walk-in shower, WC, heated towel rail and wash hand basin. Dressing rooms are appointed to all bedrooms. In addition, bedroom one also benefits from a private balcony.



Royal Pavilion, Pavilion Green, Poundbury, Dorchester, DT1

Approximate Area = 2780 sq ft / 258.2 sq m

For identification only - Not to scale

Agents Notes:

Lease length - Commencing on 8 February 2022 and expiring on 1 June 2265.

Service charge - £10,030.94 per annum.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services:

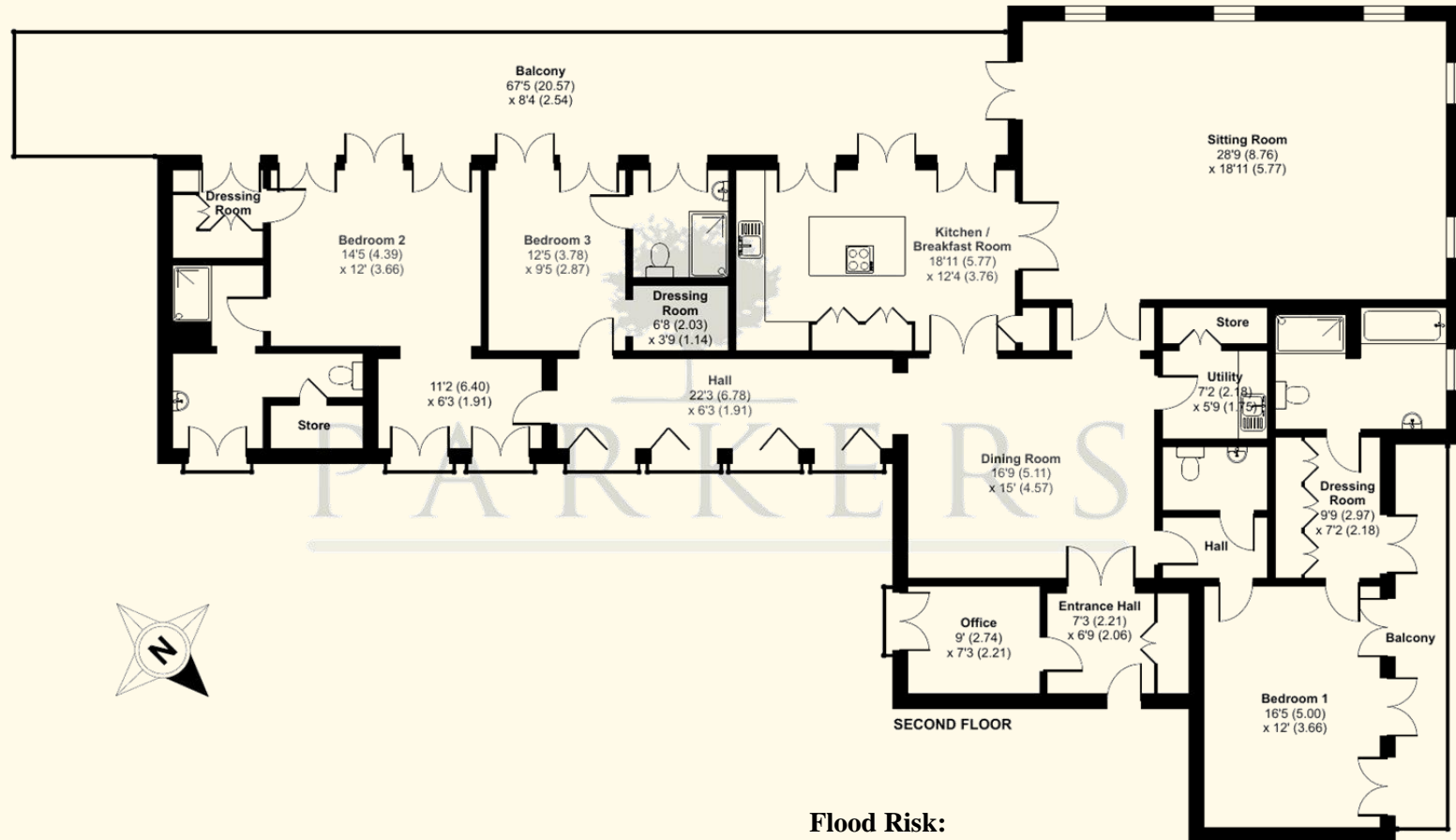
Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is G.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Parkers Estate Agents. REF: 1117198

Flood Risk:

Surface water – low risk.

Rivers and the sea – low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>