



Pavilion Green
Poundbury

 **PARKERS**
PROPERTY CONSULTANTS & VALUERS





OFFERED WITH NO ONWARD CHAIN this outstanding second floor apartment is situated in The Royal Pavilion, a prestige and central position within The Queen Mother Square, Poundbury. The home is also located in an area of outstanding natural beauty and offers accommodation including a large reception room, modern kitchen/breakfast room with separate utility room, three bedrooms with en-suite facilities to two bedrooms and shower room. Externally, the home enjoys the use of a balcony, an exclusive right to use two underground allocated parking spaces and a double sized storage unit with lighting. 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.



A door takes you through to the entrance hall with video intercom system and storage cupboard. From there, access is granted to both principal rooms of the apartment and balcony. Underfloor heating continues throughout the home and is individually controlled and there is Lutron lighting in the principal rooms.

The reception room is impressive in size and a real feature of the property, with a dual aspect and an abundance of space for both dining and living furniture. There is also a surround sound system built-in to the ceiling and bespoke 'Neville Johnson' display unit with drawers, provisions for a TV, cupboards and lighting.

The kitchen has an 'open-plan feel' with four full height windows, all with electric blinds and a set of French doors to the lovely enclosed balcony with water tap. There are a range of Miele integral appliances including a four-ring induction hob, double oven, warming drawer, fridge, freezer, dishwasher and Caple wine fridge. The sink offers a hot water tap and waste disposal unit. Dining space is allocated and a central island provides further storage.

All three bedrooms are double in size and benefit from a dual aspect. Bedroom three has been converted into an office with bespoke 'Neville Johnson' display shelving, glass fronted cupboards, corner desk, two window seats and cabinet lighting. Bedrooms one and two further benefit from fitted wardrobes and luxurious en-suites. Both suites have tiled flooring and are fitted with a walk-in shower cubicle, low-level WC and wash hand basin. Bedroom one's suite additionally offers a panel enclosed bath.

The shower room has been tastefully furnished with a three-piece suite consisting of a walk-in shower cubicle, WC and wash hand basin with vanity storage below.



Agents Notes:

Lease length - commencing on 6 April 2021 and expiring on 1 June 2265.



Service charge – There is a half yearly charge of £3,722.10 as per 2024 invoice.

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. Electric under floor heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

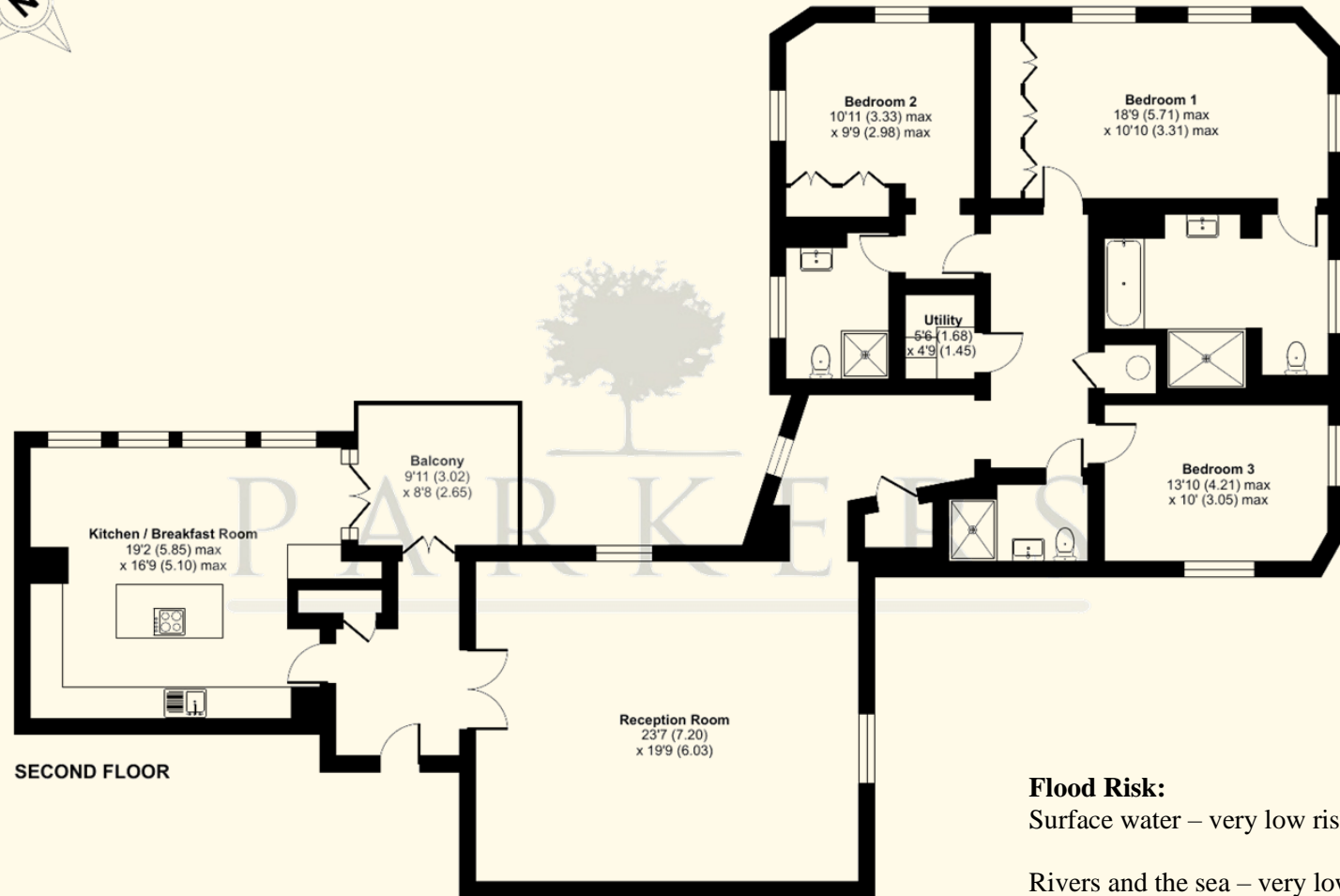
Tel: 01305 211970

We are advised that the council tax band is G.

Pavilion Green, Poundbury, Dorchester, DT1

Approximate Area = 1997 sq ft / 185.2 sq m

For identification only - Not to scale



Flood Risk:

Surface water – very low risk.

Rivers and the sea – very low risk.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Parkers Estate Agents. REF: 1197839