



Strathmore House
Poundbury



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This extremely desirable three bedroom penthouse is favourably situated within Strathmore House, an impressive, classically inspired building favourably located within the heart of Poundbury housing eight luxury apartments. This stunning apartment offers accommodation that is immaculately presented throughout and boasts a fabulous roof top terrace overlooking Queen Mother Square. In addition, the property benefits from a private car port with electric charging point. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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 and garden centre. A Monart luxury spa is open in the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Key Features:

- The apartment receives an abundance of natural light gained via floor to ceiling windows and French doors which open out onto roof terraces to both the front, side and rear.
- The accommodation is immaculately presented and finished to an extremely high standard throughout, offering the best of contemporary living with the latest finishes and fittings to accommodate modern family life, including down-lighting and dimmer switches to all rooms.

- The stunning kitchen/dining room boasts a wealth of integral appliances and a comprehensive range of modern, stylish units with quartz work surfaces over together with a central island with solid oak work surface and cupboards below.
- The reception room features an attractive fireplace and enjoys a triple aspect with French doors opening onto the west and southerly facing roof terraces.
- The bedrooms are well proportioned with the principal bedroom benefiting from luxury en-suite facilities and custom built furniture.



Room Dimensions:

Reception Room	8.03m x 4.65m (26'04" x 15'03")
Kitchen/Dining Room	7.26m x 6.05m (23'10" x 19'10")
Bedroom One	4.75m x 4.72m (15'07" x 15'06")
Bedroom Two	3.61m x 3.00m (11'10" x 9'10")
Bedroom Three	3.61m x 2.90m (11'10" x 9'06")

Agents Notes:

There are currently 246 years remaining on the lease.

There is an Annual Service Charge of £3330

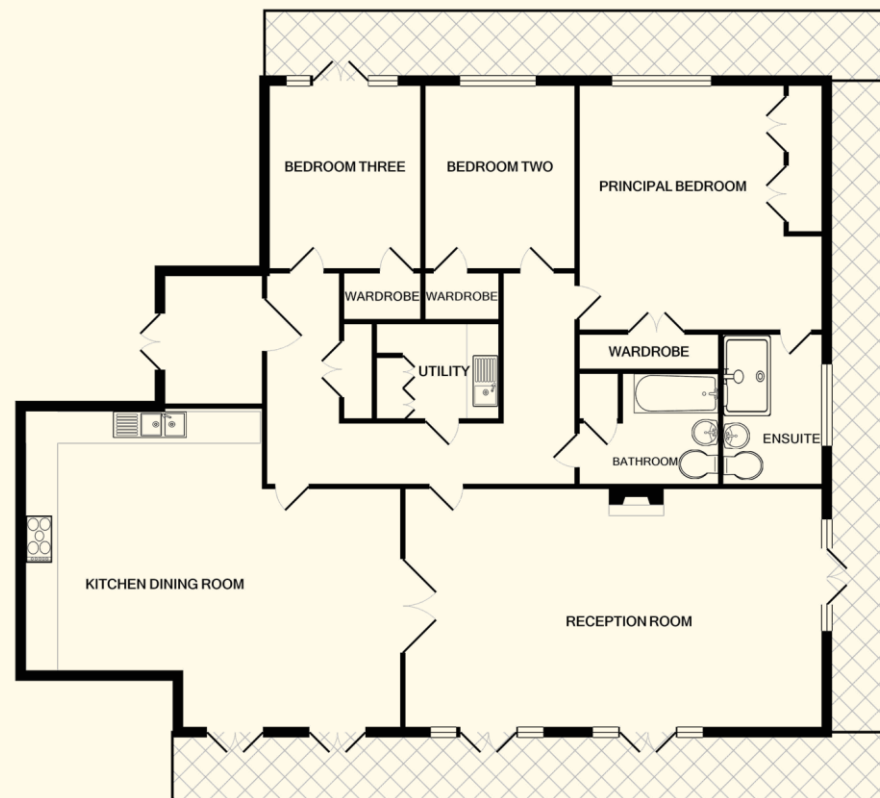
There is an Annual Manco charge with charges varying between £110 and £160 dependent upon location.

Services:

Mains electricity, water and drainage are connected. Gas fired central heating. Broadband and satellite are available also. Outside water tap.

Local Authorities:

Dorset Council, South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ Tel: 01305 211970 We are advised that the council tax band is F



STRATHMORE HOUSE
TOTAL APPROX. FLOOR AREA 1741 SQ.FT. (161.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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