

Symonds
& Sampson

16 Monaveen House

1 Hamslade Street, Poundbury, Dorchester, Dorset

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1 Hamslade Street
Poundbury
Dorchester
Dorset DT1 3EZ

Architecturally imposing artists style residence set over two floors and within the heart of Poundbury.



- Impressive duplex apartment
- Spacious accommodation over two floors
 - Open plan living
 - Underfloor heating
- Secure underground parking with lift
- Lease 250 years from 2019 with 243 years remaining.
Service Charge - £3,010.20 per annum

Guide Price **£450,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

Monaveen House is an imposing and beautifully designed development conveniently situated close to Queen Mother Square. This fine duplex style apartment situated on the ground and first floors, offering well-proportioned accommodation throughout with attractive period style windows.

ACCOMMODATION

An elegant communal entrance hallway with stairs and lift provides access to all floors. Door leads into a spacious welcoming reception hall with a useful cloakroom, airing and storage cupboard. There is an impressive open plan, kitchen and double height sitting/dining room. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with granite work tops. There are a number of AEG integrated appliances; double electric oven, induction hob, integrated dishwasher, fridge/freezer and washing machine.

On the first floor there are two double bedrooms with the principal bedroom with an en-suite shower room, and a well-appointed bathroom.

OUTSIDE

The apartment has the added benefit of a secure underground parking space and a separate recycling area.

SITUATION

The apartment is situated in a convenient location just off 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///staked.rasher.undivided

SERVICES

Mains electric, water and drainage.
Underfloor heating with communal metered boiler in the basement for hot water and heating.

Broadband - Ultrafast speed available
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

Local Authority

Dorset Council 01305 251010
Council Tax Band E.

MATERIAL INFORMATION

We understand from our vendor:
Leasehold 250 years from with 243 years remaining

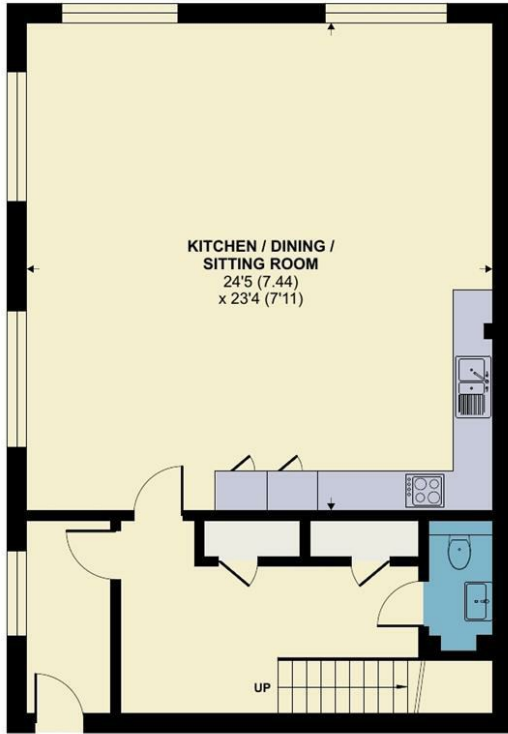
Service Charge - £3,010.20 per annum
Monaveen House Management Company Limited & RMG management Company Limited
Manco 2 Charge £225.00 per annum



Hamslade Street, Poundbury, Dorchester

Approximate Area = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
A	B	80	80
B	C		
C	D		
D	E		
E	F		
F	G		
Not energy efficient - higher running costs			
England & Wales		2008 EPC	2020 EPC



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1437663



Poundbury/PGS/13.04.26



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