



## 3, Queen Mother Square, Poundbury, Dorchester, DT1 3BJ



- First floor apartment
- Central Poundbury location
- Available for an initial 12-month tenancy
- Two bedrooms
- One allocated parking space
- En-suite to master

£1,450 Per Calendar Month

A large two-bedroom first floor apartment situated within the heart of the sought after development of Poundbury.

Available immediately for an initial 12-month tenancy. Preference for a longer-term tenancy.

The apartment enjoys light and spacious accommodation that is presented to a high standard throughout comprising of a modern, well-appointed kitchen with integrated appliances and a separate sitting room with large dual aspect windows. The property benefits from a tastefully fitted bathroom, two large double bedrooms, and en-suite facilities to the master bedroom.

In addition, the apartment benefits from one allocated off road parking space.

Rent: - £1,450 per calendar month / £334 per week

Holding Deposit - £334

Security Deposit - £1,670

No Deposit Option Available via Reposit

Council Tax Band - C

EPC - C

## THE PROPERTY

There are three entrances into the building, one providing a lift to all floors and the other two with stairs to all floors. The first floor floor apartment comprises an entrance hallway, a kitchen/breakfast room comprising of a range of floor and wall mounted units with under pelmet lighting and worktops over, Belfast sink, integrated electric oven and hob with extractor fan above. Integrated microwave, dishwasher, washer/dryer, and fridge/freezer. The floor is tiled and offers space to include a breakfast table.

The dual aspect sitting/dining room is filled with natural light with views over Woodlands Crescent.

There are two double bedrooms, the principal bedroom is dual aspect and enjoys an en-suite shower room. Bedroom two has fitted wardrobes. There is also a well-appointed family bathroom and useful store room.

## OUTSIDE

Access to the car park with an allocated parking space, bike storage and recycling store located to the rear of the building.

## DIRECTIONS

What3words///sprawls.luckier.tripods

## SITUATION

The property is situated on Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

## SERVICES

Mains electric, water and drainage.

Underfloor heating . NIBE Exhaust Air Source Heat Pump.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

Local Authority

Dorset Council - Tel: 01305 251010

On foot from our Poundbury office, cross over Peverell Avenue West and take the next turning in to Woodlands Crescent. Turn left in to the car park which is to the rear of Newborough House. You will need to take the lift to the first floor.



Poulets/HL/02/01/26



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