



## 5, Queen Mother Square, Poundbury, Dorchester, DT1 3BW



- Situated in Queen Mother Square
- Two underground parking spaces
- Master bedroom with en-suite shower room

- Lift access
- Open plan lounge/diner/kitchen
- Two further bedrooms

£1,600 Per Month

A well appointed three bedroom top floor apartment situated in a prominent position in Queen Mother Square, Poundbury.

Available now for an initial 12 month Tenancy.

Benefiting from lift access, the apartment offers spacious accommodation presented to a high specification with neutral decor and modern fixtures and fittings. The property also has under floor heating and has two allocated parking spaces and lockable store in the underground car park.

The accommodation comprises entrance hall, spacious open plan lounge/diner/kitchen with oven, hob, washing machine and dishwasher, master bedroom with en-suite shower room, two further bedrooms and bathroom.

The rent is exclusive of all utility bills including Council Tax, mains Water and Sewerage, Broadband and mains Electric and Gas. There is mobile signal and Ultrafast Broadband available at the property. There is no recorded flood risk at the property.

Rent: - £1,600.00 per calendar month / £369.00 per week  
Holding Deposit - £369.00  
Security Deposit - £1,845.00  
Council Tax Band - D  
EPC Band - C

SITUATION

Poundbury is an urban extension of the County Town of Dorchester, built on the principles of architecture and urban planning as advocated by The Prince of Wales in 'A Vision of Britain'.

Poundbury gives priority to people rather than cars and is a mixture of commercial buildings with residential areas, shops and leisure facilities to create an attractive and walkable community.

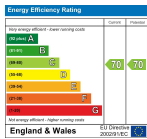
The property is situated in Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, art gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist surgery and doctor's surgery along with a number of specialist outlets.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and cinema. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads. There is regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

DIRECTIONS

<https://what3words.com/command.talkative.planting>

On foot from our Poundbury office, turn left and proceed past the Brace of Butchers and turn left towards Waitrose. The entrance door will be found on your left, opposite the disabled parking spaces.



PouLets/HL/27/01/26



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