



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



3



2



1

- 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.

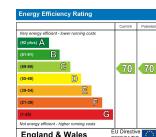
The property is situated in Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butchers, art gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dentist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



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendor shall not be required to define or describe such rights, privilages or advantages.