



Kings Point House, Queen Mother Sq, Poundbury, Dorchester,



- Modern Two Bedroom Apartment
 - Parking Space
 - 2 Double Bedrooms
- Located in the heart of Poundbury
 - En-suite to Master
 - Open Plan Kitchen into Lounge

£1,250 Per Calendar Month

A well appointed two double 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 one allocated parking space 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, second double bedroom and bathroom.

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

Rent: - £1,250.00 per calendar month / £288.00 per week

Holding Deposit - £288.00

Security Deposit - £1440.00

Council Tax Band - C

EPC Band - C

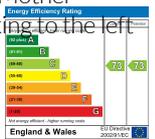
OUTSIDE

Allocated parking space below ground in the garage with key fob entrance. Entry phone system. Pedestrian lift.

SITUATION

Poundbury, is located on the western outskirts of Dorchester the County Town of Dorset. Poundbury provides a wide range of amenities including cafés, public house, veterinary practice, dentist surgery, doctors surgery, general store, Garden Centre and specialist shops. Currently under construction is the prestigious 'Queen Mother Square' which includes a new Waitrose store. Dorchester town centre is situated within approximately 1.5 miles and can be reached by a regular bus service from Poundbury. The town offers a wide range of shopping and leisure facilities as well as mainline rail links to London and Bristol.

From our offices, proceed to the Top 'O Town roundabout, taking the second exit (straight ahead) onto Bridport Road. On reaching Poundbury, at the first roundabout, take the second exit (straight ahead) and continue to the next roundabout, taking the third exit into Peverell Avenue East. Proceed along Peverell Avenue East, pass Dorset Cereals Head Office on the right and the Garden Centre on the left. You are now within Queen Mother Square, the apartments are located above Waitrose with parking to the left hand side of the building, road side.



Office/Neg/Date



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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 of 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 vendors shall not be required to define any such rights, privileges or advantages.