



Symonds  
& Sampson

# 32 Monaveen House

1 Hamslade Street, Poundbury, Dorchester, Dorset

32

# Monaveen House

1 Hamslade Street

Poundbury

Dorchester

Dorset DT1 3EZ

A stylish third floor 2 bedroom, 2 bathroom apartment with underground parking, situated close to Queen Mother Square.



- Well presented third floor apartment
- Luxury fitted kitchen & bathrooms
- Open plan living with underfloor heating
  - Lift to all floors
  - Secure underground parking
  - Close to Queen Mother Square
- 250 years from 2019 with 243 years remaining. Service Charge - £2,630 per annum

Guide Price **£395,000**

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. Situated on the third floor, the apartment offers well-proportioned accommodation throughout with attractive sash windows.

## ACCOMMODATION

On the ground floor, an elegant communal entrance hallway with stairs and lift provides access to all floors.

A private entrance door leads into a reception hallway with a useful storage cupboard, with door to an open plan sitting/dining room and kitchen with two front facing windows and Karndean flooring. The kitchen is extensively fitted with an attractive range of wall and floor cupboards with double electric oven, induction hob, integrated dishwasher, fridge/freezer and washing machine/tumble dryer.

There are two double bedrooms, both with custom fit, ceiling to floor, mirror wardrobes, with large attractive windows, one with an en-suite shower room. There is also a well-appointed bathroom with panelled bath with shower over, low level WC and hand basin.

## 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

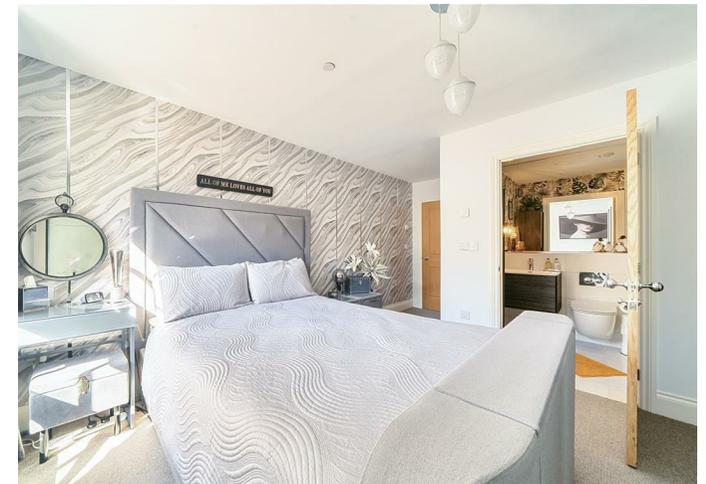
Mains electric, water and drainage.  
Underfloor heating with communal metered boiler in the basement for hot water and heating.

Local Authority  
Dorset Council 01305 251010  
Council Tax Band D

## MATERIAL INFORMATION

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

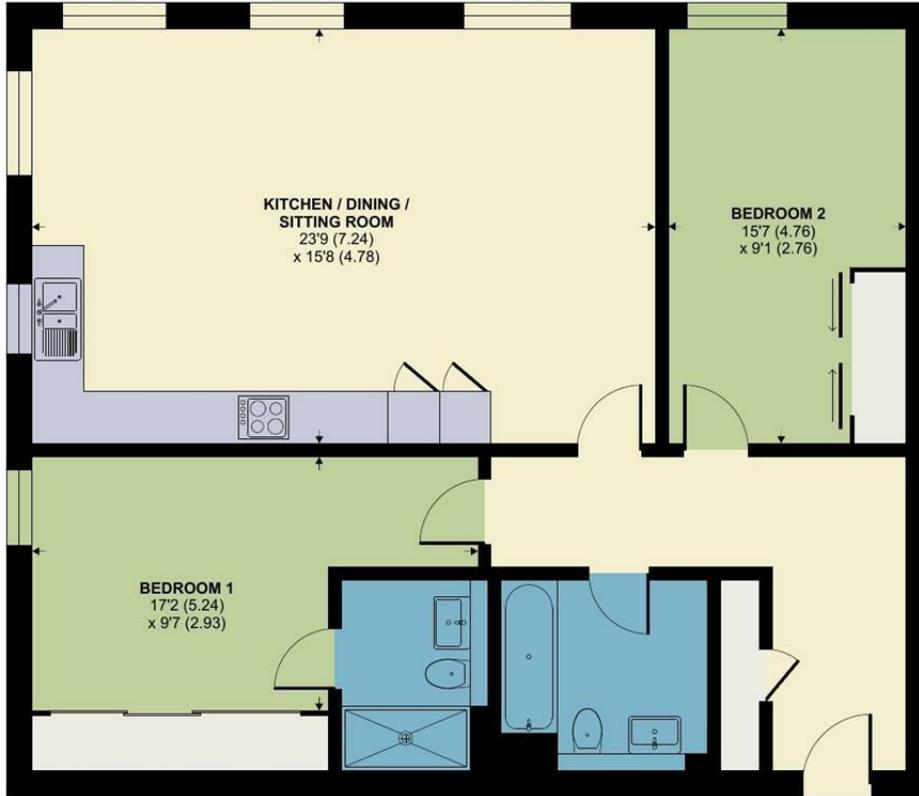
Service Charge - £2,630.00 per annum  
Monaveen House Management Company Limited  
Manco 2 Charge £225.00 per annum



# Hamslade Street, Poundbury, Dorchester

Approximate Area = 934 sq ft / 86.7 sq m

For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A		84	84
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2026. Produced for Symonds & Sampson. REF: 1417374



Poundbury/pgs/23.3.26



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