



5 Strathmore House, Queen Mother Square, Poundbury, Dorchester

This fine well-appointed, 2nd floor apartment which is one of just 8 luxury apartments within this prestigious building enjoys views over Queen Mother

Guide Price £595,000

Leasehold

**Symonds
& Sampson**

ESTABLISHED 1858

**5 Strathmore House,
Queen Mother Square, Poundbury,
Dorchester, Dorset, DT1 3DX**

An impressive spacious, well-appointed apartment
Immaculately presented interior
2 bedrooms and 2 en suite rooms
Juliette balconies
Views over Queen Mother Square towards the surrounding
countryside
Secure entrance system with video link, lift to all floors
Private car port

Lease of 250 years from 14/03/2016 with a remaining
243years
Service Charge Estimate: £6,121.27 pa
Ground Rent: Peppercorn
Manco charge – Approximately £155.00 pa
Council tax band: F
EPC: B

Accommodation
Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Poundbury office on 01305 251154





The Property

A fine well-appointed apartment, forming part of this attractive neoclassical-style building, which has been named after the late Queen Mother the Countess of Strathmore and Kinghorne.

This delightful 2nd floor apartment is one of just 8 luxury apartments within this prestigious building enjoying views over Queen Mother Square and across Poundbury towards the surrounding countryside.

The immaculately presented accommodation is finished to a high specification throughout and is offered with all fitted blinds, lighting and curtains. The principal rooms enjoy light flooding in from the floor to ceiling windows.

The apartment is accessed via a private entrance vestibule with a door opening into the spacious hallway leading to all the rooms. The stunning kitchen/breakfast room is fitted with a range of wall and floor mounted units with under pelmet lighting and quartz worktops. The integrated appliances

include; 'Bosch' double oven with grill, 'Bosch' five ring induction hob, 'Neff' extractor hood, 'Bosch' dishwasher and 'Bosch' fridge/freezer. Double doors open into the splendid sitting/dining room that can also be accessed independently from the hall. The spacious room enjoys an electric coal effect fire with an attractive marble surround, dual aspect windows give an abundance of natural light and French doors open onto Juliette balconies.

Both double bedrooms are well proportioned with the master bedroom having two sets of French doors opening onto Juliette balconies and benefitting from a luxury en-suite bathroom, fully tiled bathroom and fitted wardrobes. The guest bedroom is also equipped with a fully tiled en-suite shower room, storage cupboard and French doors opening to Juliette balcony.

There is a useful utility room providing additional integral appliances, worktop and a sink unit. Separate cloakroom, storage and airing cupboard.

The apartment benefits from a private carport. There is a secure video link entrance system, communal hall with stairwell and wrought iron balustrade. A lift provides access to all floors including the basement which leads to a secure communal store and the car port.

Situation

Strathmore House overlooks Queen Mother Square which provides a good range of amenities including Waitrose, the Duchess of Cornwall hotel, butcher, Monart Spa, gallery, coffee houses, optician, restaurant and garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental and doctors' surgeries along with a number of specialist outlets. The property is well placed for access to Damers First School.

Dorchester town centre is situated approximately 1.5 miles away and offers a comprehensive range of shopping, commercial and recreational facilities including two cinemas, a leisure centre and a library.

The property is in the catchment area of a number of highly regarded schools such as the Prince of Wales First School, Dorchester Middle School and the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has mainline rail links to Weymouth, London Waterloo and Bristol Temple Meads. The A35 gives access to Poole and Bournemouth and the cross channel ferries at Poole. There is a regular bus service from Poundbury to Dorchester and connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with some sandy beaches and water sports along the coast of Weymouth/Portland.

Services

Mains gas, electric, water and drainage. Building with Sprinkler system and air induction.

Local Authority

Dorset Council Tel01305 251000

Council tax band: F

EPC: B

Manco Charge

We are advised that there is a sum of circa £155 pa payable to the Poundbury Estate.

Lease Details

We understand from our vendor there is approximately 243 years remaining on the 250 year lease which commenced in 2016.

Strathmore House, Queen Mother Square, Poundbury, Dorchester, DT1 3DX

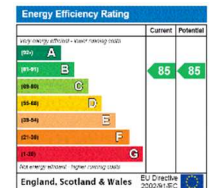
APPROX. GROSS INTERNAL FLOOR AREA 1672 SQ FT 155.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Service charge including building insurance we are advised is £6,121.27 per annum for 2023.
Ground rent: Peppercorn
Management Company: Temple Hill
PGS/23/02/2023



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