



Strathmore House
Poundbury
Price Guide £700,000





Set within an area of Outstanding natural Beauty and designed by Quinlan & Francis Terry, Strathmore House, this extremely desirable three-bedroom penthouse is favourably situated within Strathmore House, an impressive, classically inspired building favourably located within the heart of Poundbury housing eight luxury apartments. This stunning apartment offers accommodation that is immaculately presented throughout and boasts a fabulous roof top terrace overlooking Queen Mother Square. In addition, the property benefits from an exclusive right to use a private car port with electric charging point. EPC rating TBC.

Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby. Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with excellent restaurants, public houses and riverside walks, cinemas, museums, leisure centre and weekly market. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square, set within the heart of Dorchester, is a vibrant area with a central open space hosting several events throughout the year.



Entrance to this wonderful apartment is via a communal secure entrance opening onto an impressive communal entrance hall with grand staircase leading to all apartments. There is a lift for convenience.

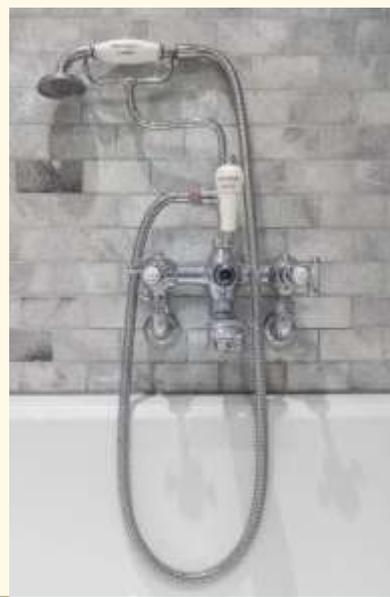
Apartment 8 is located on the third floor and a private front door leads to this beautifully presented apartment. The apartment receives an abundance of natural light gained via floor to ceiling windows and French doors which open out onto roof terraces to both the front, side and rear.

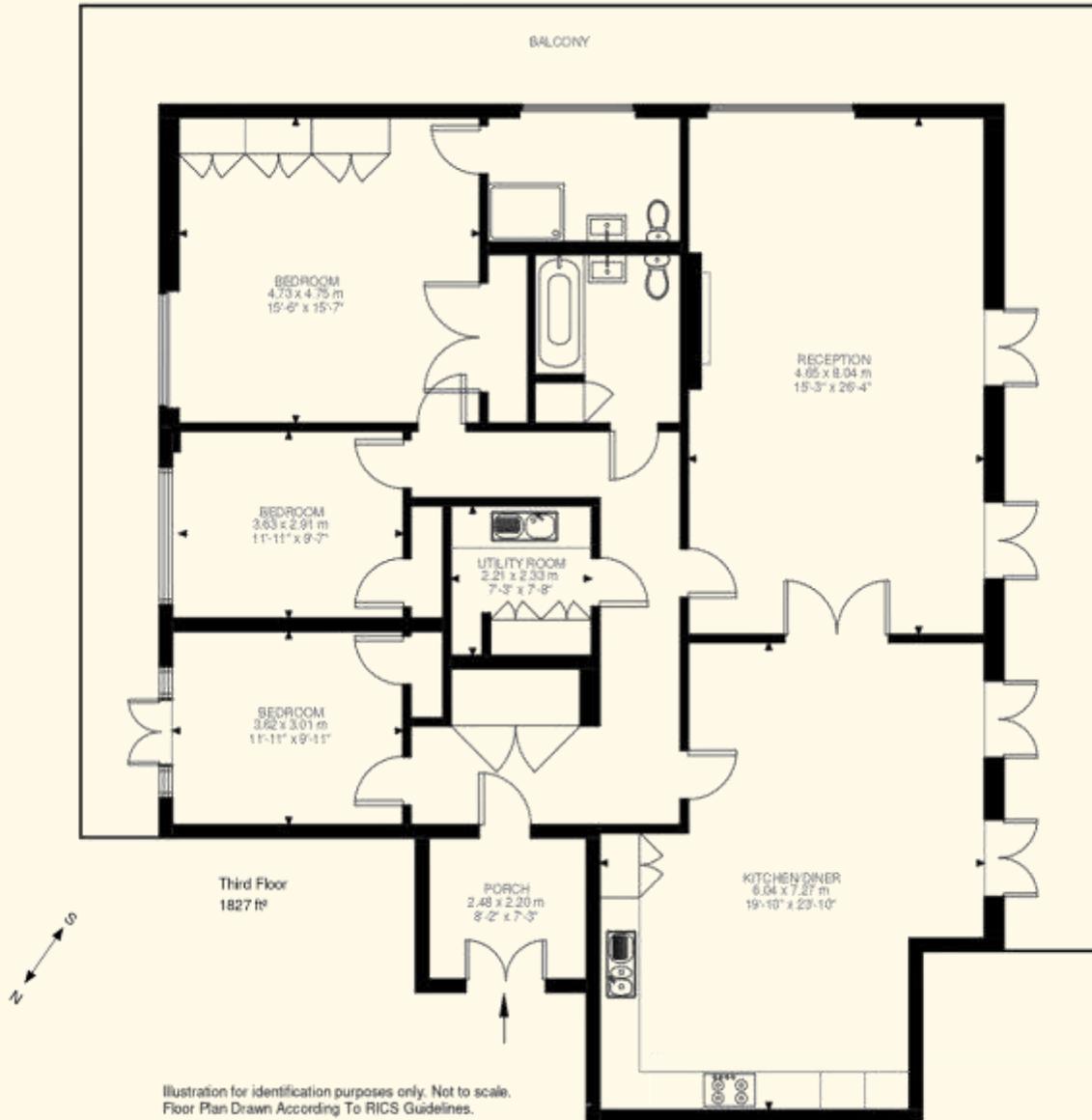
The accommodation is immaculately presented and finished to an extremely high standard throughout, offering the best of contemporary living with the latest finishes and fittings including down-lighting and dimmer switches to all rooms.

The stunning and spacious kitchen/dining room boasts a wealth of integral appliances including a Bosch oven and grill, Bosch induction hob, fridge/freezer and dishwasher. The room is fitted with a comprehensive range of modern and stylish units with quartz work surfaces and ceramic sink. There is a central island with solid oak work surface and cupboards below. The room has plentiful space for dining furniture and there is direct access to the balcony. The separate utility room offers further cupboards, work surface and a stainless-steel sink and is finished with tiled flooring.

The generous reception room features an attractive fireplace and enjoys a triple aspect with French doors opening onto the west and southerly facing roof terraces.

The bedrooms are well proportioned with the principal bedroom benefiting from luxury en-suite facilities and custom-built furniture.





Queen Mother Square Poundbury, DT1
Approximate Gross Internal Area
169.69 SQ.M / 1827 SQ.FT

Flood Risk:

For up-to-date details, please check
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

The council tax band is F.

Agents Notes:

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Lease Length: 250 years less two days commencing on 14 March 2016

There is an annual service charge of £6931.94

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.