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ESTATE AGENTS

**FLAT 6, STRATHMORE HOUSE, 11 QUEEN MOTHER SQUARE, POUNDBURY,
POUNDBURY, DORCHESTER, DORSET DT1 3DX**

GUIDE PRICE £500,000

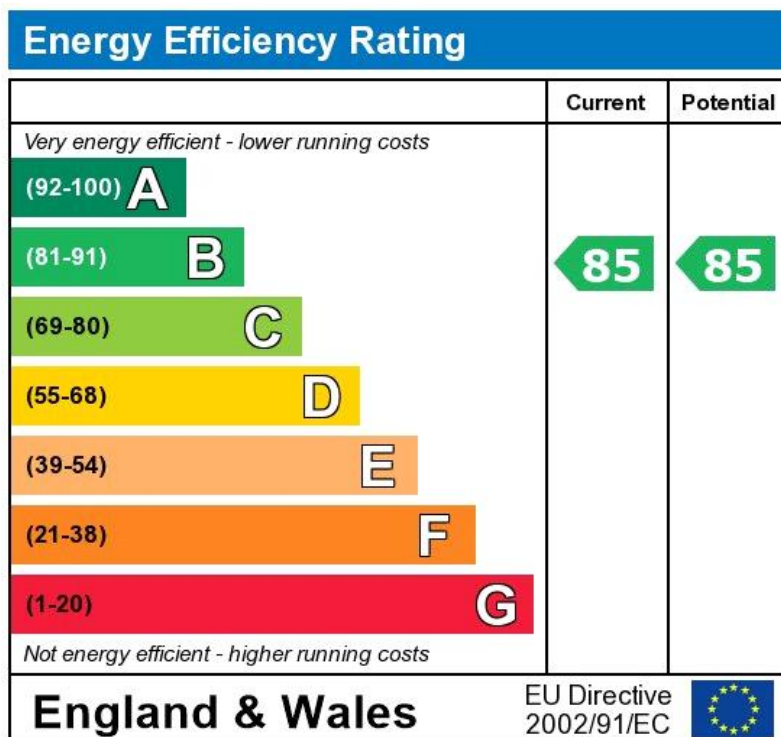


**STUNNING APARTMENT IN THE HEART OF
POUNDBURY**

PROPERTY REFERENCE CODE: RS0139

FLAT 6, STRATHMORE HOUSE, 11 QUEEN MOTHER SQUARE, POUNDBURY, POUNDBURY, DORCHESTER, DORSET DT1 3DX

An outstanding luxury well appointed apartment, within this prestigious neoclassical-style building, enjoying views over Queen Mother Square and across the surrounding countryside. Light floods in via French doors, and sitting room, bedrooms and kitchen all meet on the stunning southerly terrace.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Queen Mother Square is the centre of life in Poundbury, with its collection of independent boutiques, Monart Day Spa, Waitrose supermarket, brace of butchers, and Duchess of Cornwall Inn. Strathmore House sits in pride of place in the very heart of Poundbury, and is just a short journey from Dorchester South and Dorchester West stations, as well as market towns of Sherborne, Bridport and surrounding countryside and Jurassic coastline.

This apartment is one of just 8 classically inspired luxury apartments, with high ceilings, large windows, private covered parking and rare attention to detail throughout. The apartment is accessed via a grand private entrance via sweeping stairs or lift.

Fittings in quartz finished kitchen, luxury bathroom, and ensuite shower room are of the highest standard, and both bedrooms have French doors with Juliet balconies, with drawing room all leading to the beautifully southerly terrace with views. The apartment benefits from a private carport. There is secure video link entrance system, and the lift leads to all floors including communal store and car port.

Entrance

Radiator, entry phone and alarm system, coving, BT point, power points, cupboard housing water cylinder, large storage cupboard housing fuse box, 2 glazed doors overlooking kitchen and balcony, glazed door to:-

Drawing Room

w: 7.62m x l: 5.49m

Front aspect room, 2 double glazed full length glazed doors each with a Juliet balcony, allowing an abundance of light, 3 radiators, feature fire place with ornate surround and hearth, Satellite output plate, coving, inset lighting, double doors to Terrace

Kitchen

w: 3.35m x l: 3.05m

Fully fitted with a range of eye and base level units with granite works surfaces over, Bosch induction 5 ring hob, Neff extractor, Bush oven and grill, enamel sink with drainer and mixer tap, coving, concealed fridge, freezer, radiator, under pelmet lighting, Bosch dishwasher, concealed space for washing machine, double doors to:-

Open Terrace

With views over Queen Mother Square, wrought iron balcony, ornate columns, outside lighting

Master bedroom

w: 4.57m x l: 3.66m

Front aspect room with 2 twin full length glazed doors with twin Juliet balconies, TV point, twin double wardrobes, coving, radiator, double doors leading to Terrace

Ensuite

Fully tiled suite with under floor heating, tiled floor, walk in Burlington shower, low level WC, Heritage vanity wash hand basin, inset spot lights, heated towel rail and radiators, inset lighting

Bedroom 2

w: 4.88m x l: 3.05m

Front aspect room, TV point, 2 full length double doors to Terrace, coving, radiator, 2 twin wardrobes.

Bathroom

White suite comprising of Burlington panel enclosed bath with mixer tap and thermostatic shower over, vanity wash hand basin, Burlington high level WC, fully enclosed Burlington shower unit, under floor heating, fully tiled, tiled floor, inset spot lights.

Additional information

We understand from the Vendor there is approximately 247 years lease remaining on the 250 year lease which commenced in 2016

Maintenance charge is £3,433.00 per annum.

Manco Charge: We are advised that there is a sum of circa £150 per annum payable to the Poundbury Estate.











TENURE: We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.