



Peverell Avenue East
Poundbury Dorchester, DT1 3RH

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**Guide Price £350,000 Leasehold - Share
of Freehold**

Hull
Gregson
Hull



Peverell Avenue East

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- No Onward Chain
- Long Lease 976 Years Remaining
- Garage & Workshop
- Two Bathrooms
- Two Reception Rooms
- Lift Access
- Secure Intercom Entrance System
- Prime Location In Poundbury
- Versatile Accommodation
- Views Across The Great Field





Occupying an enviable position in the very heart of Poundbury, this impressive apartment enjoys uninterrupted views across the Great Field, combining an exceptional setting with spacious and highly versatile accommodation. Offered to the market with no onward chain, the property presents an outstanding opportunity for those seeking a low-maintenance home without compromising on space, convenience or lifestyle.

Beautifully designed for modern living, the apartment features two generous reception rooms, two bathrooms and flexible accommodation that can easily adapt to individual requirements, whether for home working, guest accommodation or additional living space. Residents also benefit from lift access to all floors, a secure intercom entrance system and a garage with an adjoining workshop, providing valuable storage or hobby space.

Further enhancing its appeal is a long lease with approximately 976 years remaining, offering peace of mind for years to come. Ideally positioned within easy reach of Poundbury's renowned selection of independent cafés, shops, restaurants and everyday amenities, this is a rare opportunity to enjoy an elegant home in one of Dorset's most desirable and vibrant communities.



Accessed via a secure communal entrance with both lift and staircase serving all floors, this superb first-floor apartment offers spacious and highly adaptable accommodation, perfectly suited to a variety of lifestyles.

Upon entering, a welcoming hallway provides access to all principal rooms and includes a useful airing cupboard. The well-appointed kitchen has been thoughtfully designed with an excellent range of fitted wall and base units, complemented by integrated eye-level double electric ovens, an inset gas hob with extractor above, and designated space for a fridge/freezer and washer/dryer.

The generous sitting room is a wonderfully light-filled space, beautifully finished with engineered oak flooring and centred around an attractive electric fireplace. Large windows frame delightful views across The Great Field, creating an ever-changing outlook that can be enjoyed throughout the year. Complementing the main living area is a separate dining room, also finished with engineered oak flooring, offering excellent versatility. Whether used for formal entertaining, a home office, second sitting room or even an additional bedroom, this flexible space allows the accommodation to adapt effortlessly to individual needs.

There are three well-proportioned bedrooms, with the principal suite enjoying fitted wardrobes, an en-suite shower room and the same attractive outlook across The Great Field. The remaining bedrooms are served by a stylish family bathroom, making the apartment equally well suited to first time buyers, downsizers or those seeking generous guest accommodation.

A particular highlight of this exceptional apartment is the garage, fitted with an electric door and situated to the rear of the building. Uniquely within the block, this property is the only apartment to benefit from an adjoining workshop, creating an incredibly versatile space ideal for hobbies, secure storage, a cycle workshop or practical workspace—an invaluable feature rarely found in apartment living and one that truly sets this home apart.

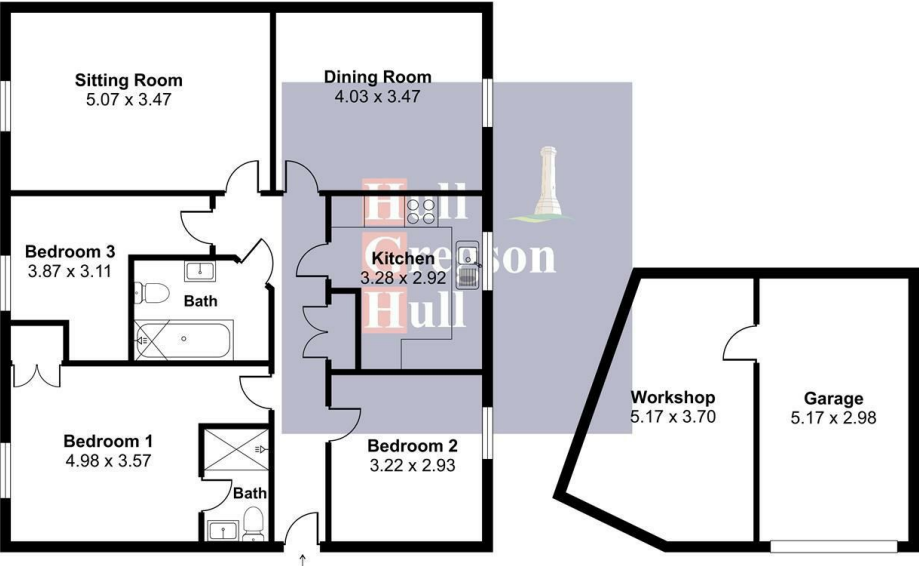
Occupying an enviable position overlooking The Great Field, the apartment is just a short stroll from the vibrant Queen Mother Square, the heart of Poundbury's thriving community. Here you'll find an excellent selection of independent cafés, restaurants, artisan retailers, a butcher, gallery, Monart Spa, Waitrose and the renowned Duchess of Cornwall Inn. Beyond the square, Poundbury continues to offer an outstanding range of everyday amenities, including medical facilities, a veterinary practice, dentist, boutique shops and specialist retailers, all contributing to the unique convenience and sense of community for which this award-winning development is so highly regarded.



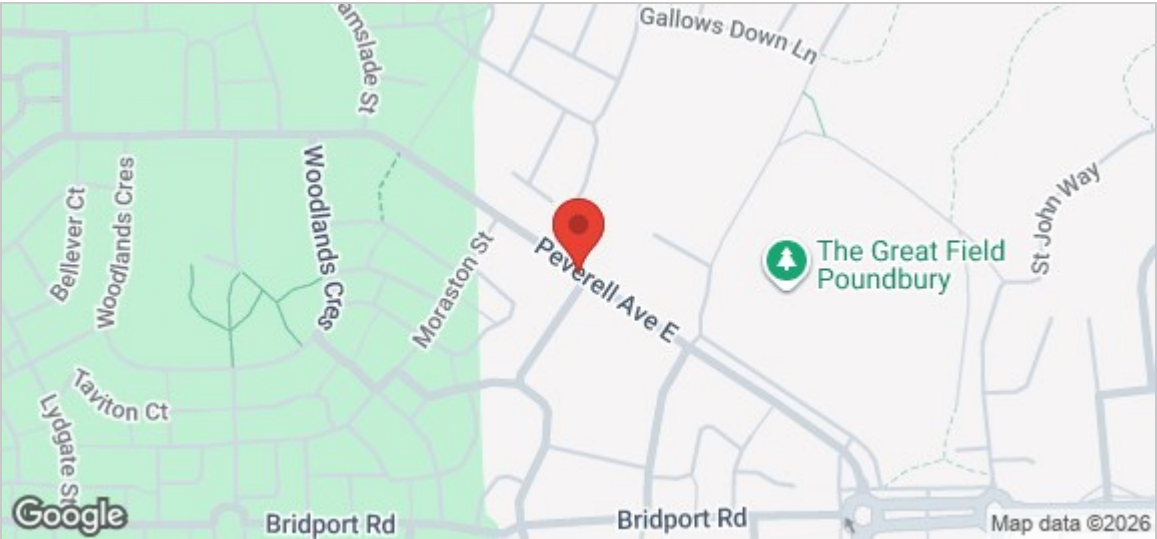


Park View, Peverell Avenue East, Poundbury, DT1 3RH

Approximate Main Floor Area = 1054 sq ft / 97.9 sq m
Approximate Garage Area = 335 sq ft / 31.1 sq m
Approximate Total Floor Area = 1389 sq ft / 129 sq m
For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Lounge
16'7" x 11'4" (5.07 x 3.47)

Dining Room
13'2" x 11'4" (4.03 x 3.47)

Kitchen
10'9" x 9'6" (3.28 x 2.92)

Bedroom One
16'4" x 11'8" (4.98 x 3.57)

Ensuite
Bedroom Two
10'6" x 9'7" (3.22 x 2.93)

Bedroom Three
12'8" x 10'2" (3.87 x 3.11)

Bathroom

Garage
16'11" x 9'9" (5.17 x 2.98)

Workshop
16'11" x 12'1" (5.17 x 3.70)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is a £210 PA MANCO Charge for Poundbury. Service charge is £3,088.80 which is paid over 2 half yearly payments. Lease is 999 year lease and there is no ground rent.

Property type: First Floor Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.gov.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		