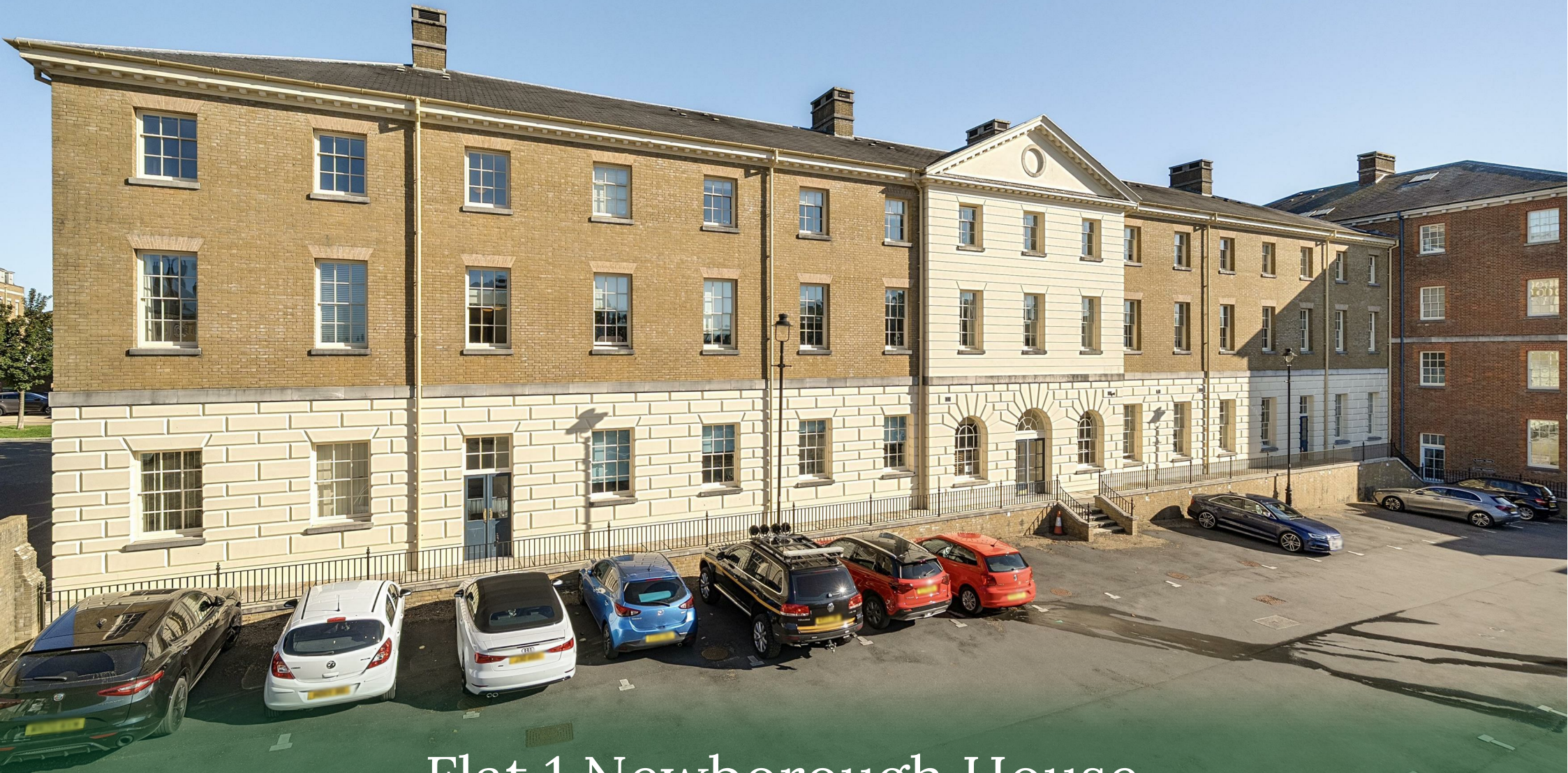




# Flat 1 Newborough House

3 Queen Mother Square, Poundbury, Dorchester, Dorset



# Flat 1 Newborough House

Queen Mother Square  
Poundbury Dorchester  
Dorset DT1 3BJ

A two bedroom, two bathroom, first-floor apartment set in this attractive building with lift to all floors, conveniently situated on Queen Mother Square.



- First floor apartment with views over Woodlands Crescent
  - Dual aspect sitting/dining room
    - Kitchen/breakfast room
      - Lift to all floors
      - Allocated parking
- Lease of 125 years from February 2011 with a remaining 111 years
- Annual Service Charge £3,228.00

Guide Price **£320,000**

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Built in 2011 this Classic style, first floor flat is located on Queen Mothers Square and is entranced to the rear of the building by lift and staircase to all floors. The property has attractive large sash windows and high ceilings allowing light to flow through.

## ACCOMMODATION

There are three entrances into the building, one providing a lift to all floors and the other two with stairs to all floors. The first floor apartment comprises an entrance hallway, a kitchen/breakfast room comprising of a range of floor and wall mounted units with under pelmet lighting and worktops over, Belfast sink, integrated electric oven and hob with extractor fan above. Integrated microwave, dishwasher, washer/dryer, and fridge/freezer. The floor is tiled and offers space to include a breakfast table.

The dual aspect sitting/dining room is filled with natural light with views over Woodlands Crescent.

There are two double bedrooms, the principal bedroom is dual aspect and enjoys an en-suite shower room. Bedroom two has fitted wardrobes. There is also a well-appointed family bathroom and useful store room.

## OUTSIDE

Access to the car park with an allocated parking space, bike storage and recycling store located to the rear of the building.

## DIRECTIONS

What3words///sprawls.luckier.tripods

## SITUATION

The property is situated on Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

## SERVICES

Mains electric, water and drainage.

Underfloor heating . NIBE Exhaust Air Source Heat Pump.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

Local Authority

Dorset Council - Tel: 01305 251010

## MATERIAL INFORMATION

Council Tax Band C

EPC C

Lease Details

Our sellers have informed us that the property is on a 125-year lease with currently 111 years remaining.

Annual service charge £3,228.00 per annum

Management Company: Waters Chartered Surveyors

Manco charge 3: We are advised that a sum of £220 per annum is payable to the Poundbury Estate Company.



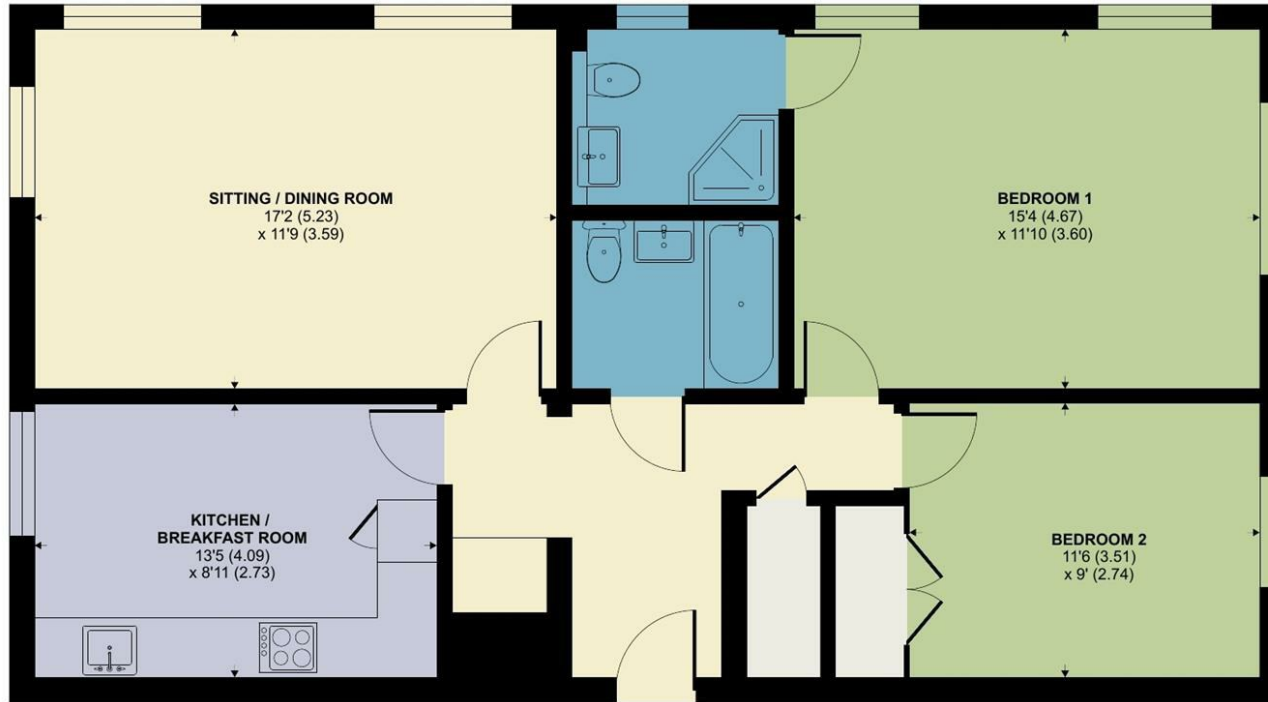




## Queen Mother Square, Poundbury, Dorchester

Approximate Area = 857 sq ft / 79.6 sq m

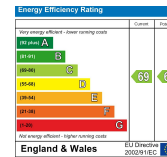
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FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1357247



Poundbury/PGS/22.10.25



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