



Symonds
& Sampson

Flat 4 Mansell House

Bridport Road, Poundbury, Dorchester, Dorset

Flat 4 Mansell House

Bridport Road
Poundbury Dorchester
Dorset Dorset DT1 3TS

A delightful two bedroom ground floor apartment situated in an elegant house, with light and well proportioned accommodation with grand high ceilings in all rooms.



- Dual aspect sitting/dining room
 - Elegant high ceilings
 - Two double bedrooms
 - Family bathroom
 - Allocated parking
- Leasehold 125 years with 104 years remaining
- Service charge £2,308.20 per annum. Ground rent £200.00 per annum

Guide Price **£240,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

Built in 2004, Mansell House is an imposing building located in the heart of Poundbury, and conveniently close to a range of local amenities.

ACCOMMODATION

The accommodation comprises of a communal entrance hall, entrance hallway, spacious sitting/dining room with a Portland Stone fireplace, fitted kitchen benefiting from an integrated fridge and freezer, washing machine, electric oven and gas hob and an extractor hood. There is also two bedrooms, the principal bedroom with fitted wardrobes and a family bathroom.

OUTSIDE

There is a shared gravel driveway and turning area with one allocated parking space along with a recycling storage area.

DIRECTIONS

What3words:///library.dislikes.hobby

SITUATION

The property is on Bridport Road, close to Pummery Square with a bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, gallery, coffee

houses, restaurant and a garden centre. Across the Poundbury development, there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

SERVICES

Mains electric, gas, water and drainage. Gas fired central heating.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Council Tax Band C
EPC C

Lease Details

125 years from 12/08/2004 with 104 years remaining

Service Charge - £2,308.20 per annum

Ground rent - We are informed by our client that the ground rent is approximately £200 per annum

Manco 2 - £225 per annum



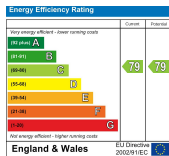
Bridport Road, Poundbury, Dorchester

Approximate Area = 744 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND 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: 1369420



Poundbury/PGS/28.10.25



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT