



Flat 4, 3 Newborough House

Queen Mother Square, Poundbury, Dorchester, Dorset

Flat 4

3 Newborough House

Queen Mother Square
Poundbury Dorchester
Dorset DT1 3BJ

A fine first floor flat with two double bedrooms, two bathrooms with views over Queen Mother Square and lift to all floors.



- Stylish first floor flat with views over Queen Mother Square
 - Impressive sitting/dining room
 - Kitchen/breakfast room
 - Lift to all floors
 - Allocated parking
 - No forward chain
- Lease of 125 years from February 2011 with a remaining 111 years
 - Annual service charge £3,228.00
 - Annual ground rent £125.00

Guide Price **£325,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

A first floor flat set in this attractive building, located on Queen Mother Square and is accessed to the rear of the building by lift and staircase to all floors. Built in 2011 the property offers well-proportioned and beautifully presented accommodation.

THE PROPERTY

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 flat comprises an entrance hallway, a kitchen/breakfast room with 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 eye level microwave, dishwasher, washer/dryer, and fridge/freezer. The kitchen offers space to include a breakfast table.

The splendid sitting/dining room expands over the entrance which forms part of the attractive façade of the building, enjoys views over Queen Mother Square.

There are two double bedrooms both with fitted wardrobes, one having a well appointed, fully tiled en-suite shower room. The family bathroom has a contemporary fitted white suite with bath and shower over.

OUTSIDE

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

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.

DIRECTIONS

What3words:///sprawls.luckier.tripods

SERVICES

Mains electric, water and drainage.
Underfloor electric heating.

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 D
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 £3,745.83 per annum
Ground rent £125.00 per annum
Management Company: Waters Chartered Surveyors

Manco charge 3: We are advised that a sum of £240 per annum is payable to the Poundbury Estate Company.



Queen Mother Square, Poundbury, Dorchester

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



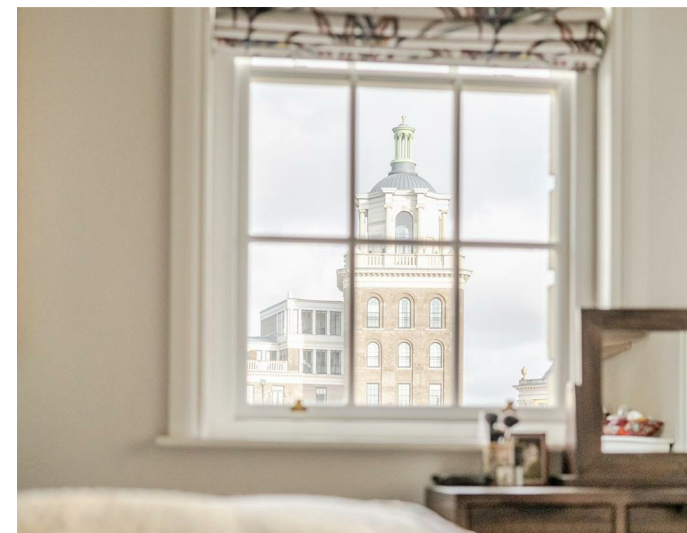
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1404213



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs	A			
101-111	B			
81-100	C			
61-80	D			
41-60	E			
21-40	F			
1-20	G			
More energy efficient - higher running costs				
England & Wales			72	72
EU Directive 2002/91/EC				



Poundbury/PGS/27.01.26



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