



**Popcorn, 19 Screen House, 1 Maumbury Gardens,  
Dorchester, Dorset**

Guide Price  
**£625,000**  
Leasehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A stunning individual two bedroom Penthouse with two large roof terraces enjoying lovely views over the County Town.

**Popcorn, 19 Screen House,  
1 Maumbury Gardens, Dorchester,  
Dorset, DT1 1GR**

- A stunning Penthouse with lovely views over the County Town and beyond
- Spacious outside living and entertaining with a large roof terrace and separate south facing balcony
- Open plan sitting room with dining area and well-appointed kitchen
  - 24 hour concierge/security system
- Two secure underground parking spaces and store cupboard
  - Service charge £4,019 pa
  - Ground rent £250pa
- Ground rent percentage increase at renewal date TBC
  - Council tax band E

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

A luxury penthouse set in the heart of the prestigious Brewery Square close to the boutiques, shops and eateries that together create an atmospheric yet relaxed vibe.

Enjoying far reaching views over the town and beyond 'Popcorn' boasts the benefits of modern town living being just a short walk of the main shopping precinct and on the door step of Dorchester South station with connections to London Waterloo. Dorchester West station is within easy reach and provides rail links to Bristol Temple Meads.

The apartment which forms part of the coveted 'Screen House' building provides secure parking, security entrance system and lift access to all floors including the underground parking facility.

The accommodation is well-appointed with 'Karndean' flooring throughout the entrance hall and open living space. There is a modern well-equipped kitchen with Zodiac stone worktops, integrated 'Neff' appliances including a steam oven, pyrolytic oven, warming drawer, induction hob, cooker hood and fridge/freezer. There is also a wine cooler, waste disposal, quooker boiling tap and 'Miele' dishwasher.



The living area enjoys a dual aspect with doors opening to a south facing balcony to the front and onto a spacious roof terrace to the rear. The large glazed doors flood light into the room which features a modern 'Hase' rotating wood burner.

Storage and washing facilities are catered for with two storage cupboards in the hallway and a utility cupboard with small butlers sink, water softener and plumbing for a washing machine and tumble dryer.

There are two well-proportioned bedrooms both of which benefit from fitted wardrobes and doors opening onto the roof terrace. The master suite enjoys the luxury of a private bathroom. There is also a separate shower room with WC.

#### Outside

Enjoying two balconies with alternative aspects including a south facing balcony and a spacious paved roof terrace, a real feature with views over the Square, town and beyond providing the perfect setting for alfresco dining and entertaining. All terraced plants are included within the purchase.

#### Situation

The Penthouse is situated in the heart of this prestigious development which boasts a variety of eateries, including Cote Brasserie, Merchant House, Hub Box, Drgnfly Pan Asian, Wagamama, Zizzi, Pizza Express, Vivo Lounge, Nandos, Brewhouse & Kitchen, Anytime Fitness gym, News Agents, Hairdressers and Costa.

The square also includes a Premier Inn, Odeon Cinema, Woods furniture store, and fashion retailers such as Hobbs and Phase Eight.

Dorchester and the surrounding area offers a wide range of leisure facilities and the highly regarded Dorset County and Winterbourne Hospitals.

Sporting facilities include rugby, football and cricket clubs, golf at Came Down and sailing at Weymouth and Portland. There is also outstanding walking and riding across the countryside that surrounds the town and along the coastline to the south.

#### Services

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

Broadband - Ultrafast speed available  
Mobile - Network coverage is reported to be good for both indoors and outdoors (<https://www.ofcom.org.uk>)

#### Local Authority

Dorset Council  
01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

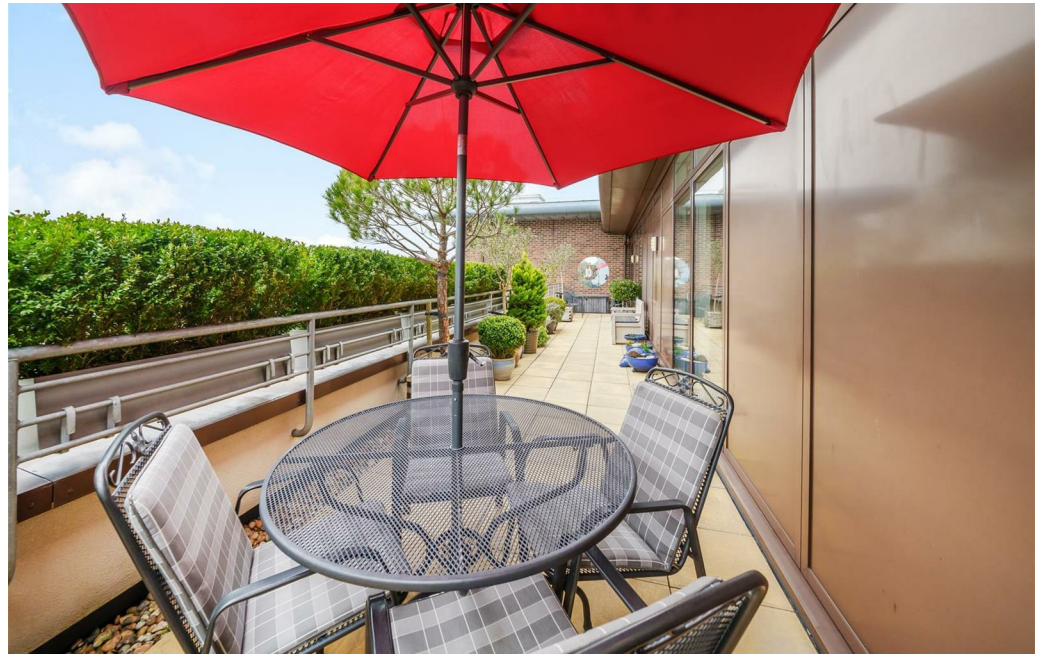
#### Council Tax Band E

EPC C

#### Leasehold Information

We understand from our vendor that there is 188 years remaining on the lease.  
The current service charge for Popcorn is £4,019 per annum.  
Ground rent of £250.00 per annum





# Maumbury Gardens, Dorchester, DT1 1GR

Approximate Area = 1050 sq ft / 97.5 sq m

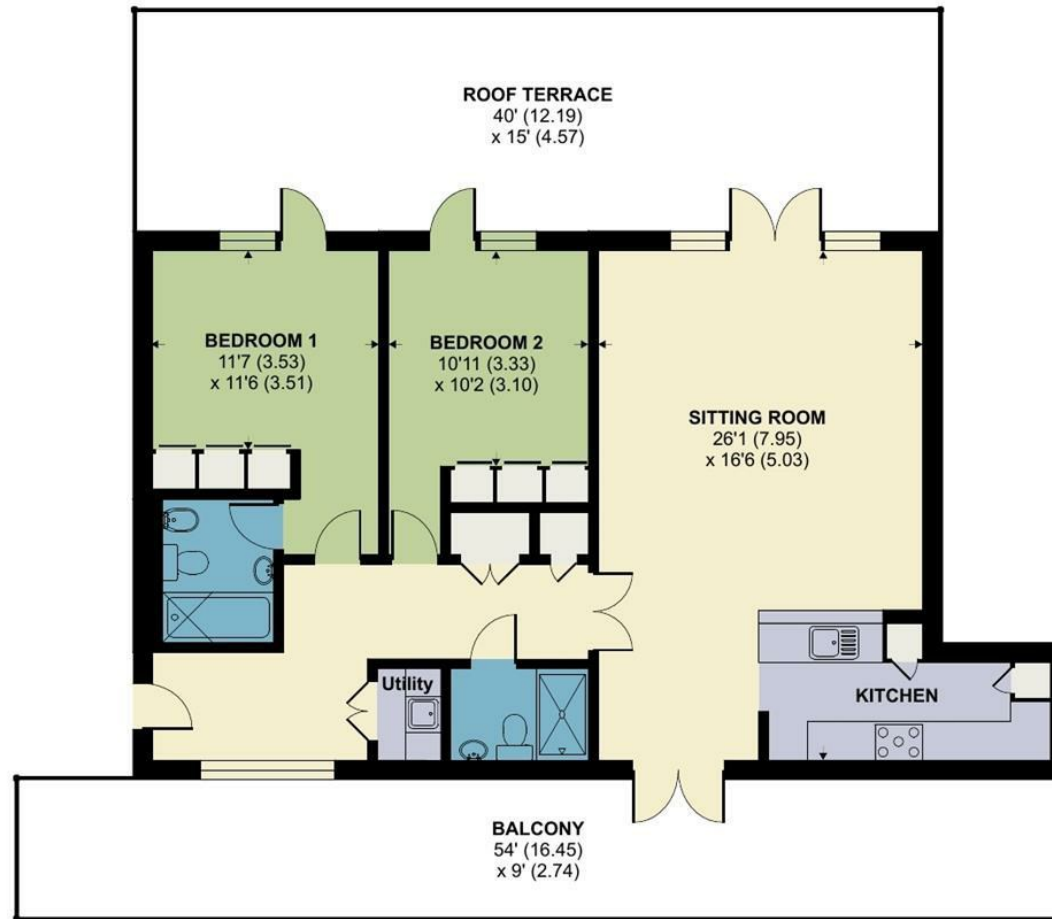
For identification only - Not to scale

## Directions

From the front of Brewery Square on Weymouth Avenue, turn left at the lights and follow the road turning first left and Screen House will be found at the end of the road. Please note for viewing we would suggest that visitors use the public car park on Weymouth Avenue.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

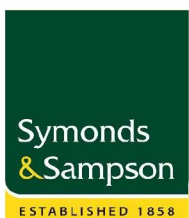


**FOURTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 573385

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