



Symonds
& Sampson

14 Signature House

Maumbury Gardens, Dorchester, Dorset

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Maumbury Gardens, Dorchester
Dorset, DT1 1WF

A modern and spacious three double bedroom apartment for the over 55s, featuring two balconies with views over Dorchester, set in the heart of the prestigious Brewery Square development.



- Over 55's development
- Use of a roof terrace with conservatory & library room
- Two balconies with south and west-facing aspects
 - Spacious double bedroom apartment
 - Secure underground parking
 - Fully fitted stylish kitchen

Guide Price **£375,000**

Leasehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE DWELLING

Signature House offers residents aged 55 and over a range of sociable communal facilities, including the Maumbury Café-Lounge, the Hardy Roof Terrace with its conservatory, a library room, hair salon, and a secluded communal garden. A variety of tailored services are also available to support residents as needed, including cleaning, laundry, home care, and catering.

For added convenience, mobility vehicles can be parked and charged in the designated bay located by the lift in the basement car park. Guest accommodation is available upon request, and lifts provide access to all floors. Within the apartment, residents benefit from a secure video door entry system and an emergency pull-cord system connected to the in-house careline service.

The apartment itself is spacious and filled with natural light, offering three double bedrooms, two bathrooms, and a generous sitting room. It also features two attractive balconies—one southfacing and the other west-facing—perfect for enjoying sun throughout the day.

ACCOMMODATION

A spacious inner hallway welcomes you into the apartment, featuring two built-in storage cupboards and providing access to all principal rooms. The generously proportioned sitting room offers an ideal space to relax and enjoy the views, and it flows seamlessly into a fully fitted contemporary kitchen. The kitchen is well-equipped with ample built-in storage and a range of integrated appliances, including an electric hob with cooker hood, eye-level oven, dishwasher, fridge, and freezer.

The master bedroom is a bright, dual-aspect space that could alternatively serve as a second reception room if three bedrooms are not required. It features French doors to the front, a side window, and an en-suite shower room with a modern shower cubicle.

There are two further double bedrooms, one of which benefits from built-in wardrobes and French doors opening onto a private balcony. A stylish family bathroom with a full-sized bathtub completes the accommodation.

OUTSIDE

Secure underground parking for one vehicle available on a separate lease.

Two private balconies, each with space for a small table and chairs.

Landscaped communal garden for the use of Signature House residents, plus a communal rooftop terrace furnished with outdoor seating.

SITUATION

Signature House is located in the heart of Dorchester, Dorset's historic county town, and forms part of the award-winning Brewery Square development. This vibrant destination offers a wide selection of popular eateries, including Côte Brasserie, Hub Box, Wagamama, Zizzi, to name a few. It also features a variety of amenities, such as a hairdresser, newsagent, Anytime Fitness gym, Premier Inn hotel, Odeon cinema, Woods furniture store, and fashion retailers including Hobbs and Phase Eight.

Dorchester is well-connected by rail, with Dorchester South and Dorchester West stations providing mainline services to London Waterloo and Bristol Temple Meads, respectively. The Dorset County Hospital and Winterbourne Hospital, both highly regarded, are located nearby.

The town also boasts a wide range of sports clubs covering cricket, rugby, football, tennis, and golf. Just a few miles to the south lies the stunning Jurassic Coast, a UNESCO World Heritage Site, offering sandy beaches, scenic coastal walks, and a variety of water sports.

DIRECTIONS

What3words///liability.punt.companies

SERVICES

Mains electric, water and drainage are connected.
Modern electric heating.

Broadband - Ultrafast speed available

Mobile - Likely coverage both indoors and outdoors on the O2 and Vodafone networks. (<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

Lease 125 years from 1st October 2012 (113 years remaining).
Service charges: £5,124 for the year 1st April 2024 to 31st March 2025

Ground rent: £350 per annum, paid annually in April.



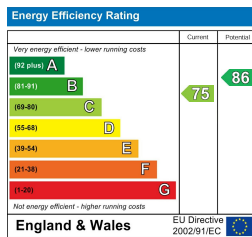
Maumbury Gardens, Dorchester

Approximate Area = 1065 sq ft / 98.9 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1298471



Dorchester/KWI/06.06.2025



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