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& Sampson

SERVICE

Napier Court  
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PRIVATE PARKING  
RESIDENTS ONLY

# 3 Napier Court

Princes Street, Dorchester, Dorset



# 3 Napier Court

Princes Street, Dorchester  
Dorset, DT1 1TW

A newly decorated, modern two-bedroom top-floor apartment, ideally situated in the heart of Dorchester town centre and benefiting from allocated off-street parking.



- Allocated off-street parking
- Generous second-floor apartment
  - Open outlook at the front
  - Kitchen / breakfast room
    - Newly decorated
- Central Dorchester location
  - Access to loft storage
  - No onward chain

Guide Price **£175,000**

Share of Freehold

Dorchester Sales  
01305 261008  
[dorchester@symondsandsampson.co.uk](mailto:dorchester@symondsandsampson.co.uk)



## THE DWELLING

This modern second-floor apartment occupies the entire top floor of a building comprising just three apartments. Built of brick under a tiled roof, the property is tucked away in a quiet yet highly central location in Dorchester, just a stone's throw from the town centre and its excellent range of shops, cafés, restaurants, and amenities.

Recently redecorated throughout, the apartment benefits from double glazing, gas central heating, and an allocated off-street parking space.

## ACCOMMODATION

The well-designed layout places both bedrooms at the rear of the apartment, while the main living areas are at the front, making the most of the rooftop views and a desirable southerly aspect. The result is a bright and welcoming space, filled with natural light throughout the day—even on the duller days.

The main sitting room is generously proportioned and features a large Velux skylight, maximising natural light and offering attractive rooftop views. A gas point and concealed recess are in place should the addition of a fireplace be desired.

The kitchen/breakfast room is well-equipped with ample storage, a built-in electric oven and gas hob, and space for a washing machine and tall fridge/freezer. A wall-mounted gas central heating boiler is also housed here.

The principal bedroom is a spacious double, while the second bedroom also comfortably accommodates a double bed. Both benefit from large Velux windows that enhance the sense of light and space.

The family bathroom includes a bathtub with shower over. An L-shaped landing provides access to a large loft, partially boarded and used exclusively by Apartment 3—offering excellent additional storage.

## OUTSIDE

To the rear of the property is an allocated off-street parking space.

## SITUATION

The property enjoys a highly convenient location in the heart of the county town of Dorchester, just a short walk from the Borough Gardens and the main shopping streets, which offer a wide range of shops, cafés, and restaurants all within easy reach. The vibrant Brewery Square development further enhances the town's appeal, with additional dining options, boutique shops, and a cinema.

Dorchester also benefits from excellent leisure and sporting facilities, including rugby, football and cricket clubs, golf at Came Down, and sailing at nearby Weymouth and Portland. Dorset County Hospital is within easy walking distance, along with several well-regarded schools.

For commuters, Dorchester South and Dorchester West train stations provide direct services to London Waterloo and Bristol

Temple Meads. There are also regular bus services to surrounding towns and villages, making Dorchester a well-connected and desirable location.

## SERVICES

Mains electricity, gas, water and drainage.  
Gas central heating.

Broadband - Superfast speed available  
Mobile - Likely coverage both indoors and outdoors on the EE and Three networks. (<https://www.ofcom.org.uk>)

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

## DIRECTIONS

What3words:///dressy.hormones.imperious

## LEASE DETAILS

Lease: 189 years from 1st January 1986 (approximately 149 years remaining)  
Service Charge: £1,600 for the period January 2025–2026 (£800 paid bi-annually)  
Ground Rent: None  
Management Company: Coco Property  
The owner will become a director of the Napier Court Management Company, which collectively owns the freehold.

## AGENT NOTE

The property falls within a conservation area.







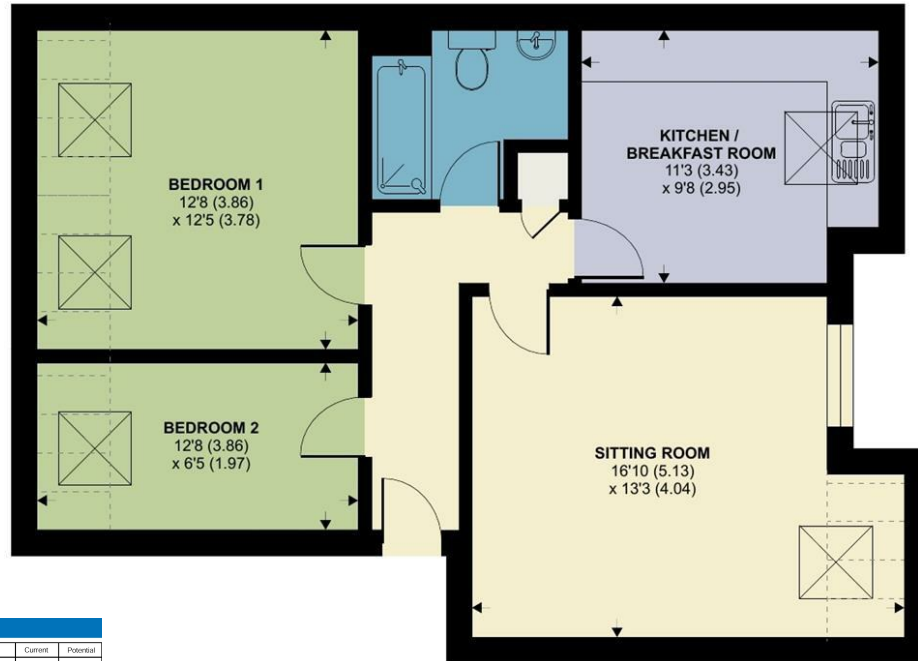
## Princes Street, Dorchester

Approximate Area = 615 sq ft / 57.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

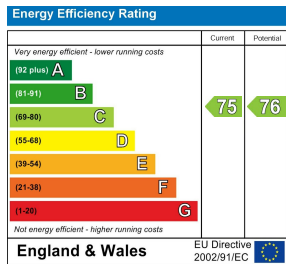
Total = 689 sq ft / 63.9 sq m

For identification only - Not to scale



SECOND FLOOR

Denotes restricted head height



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: 1298449



Dorchester/KWI/23.06.2025



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