

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background. The ampersand is stylized in yellow.

Symonds
& Sampson

A large, three-story, cream-colored classical building with a pedimented roof and a portico supported by four columns. The building has numerous windows and two chimneys. In the foreground, there are trees with autumn foliage, a green SUV, and a black car. A street sign and a 'PURE' sign are visible. In the background, another similar building and a street with a black car are visible.

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 **£225,000**

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



Energy Efficiency Rating	
Current	Potential
A	B
79	79
B	C
C	D
D	E
E	F
F	G

For energy efficient - higher savings cost

England & Wales

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/02.03.26



01305 251154

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



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