

Symonds  
& Sampson



16a Buttermarket  
Poundbury, Dorchester,

# 16a

Buttermarket  
Poundbury  
Dorchester  
DT1 3AZ

A two bedroom maisonette with its own entrance and first floor balcony and allocated parking, overlooking Buttermarket Square.



- Maisonette with views over Buttermarket
- Open plan living space with first floor balcony
- Principal bedroom with fitted wardrobes
  - Allocated parking
  - No forward chain
- Leasehold with 115 years remaining
- Service charge £2,880 p/a. Ground rent £125 p/a

Guide Price £240,000

Leasehold

Poundbury Sales  
01305 251154  
poundbury@symondsandsampson.co.uk



## INTRODUCTION

The property is located at the end of the terrace of this attractive building with red brick elevations under a tiled roof. The private entrance is located to the rear of the building with a hallway and staircase leading to the first floor. It offers open plan living area and an allocated parking space.

## THE PROPERTY

The accommodation is arranged over three floors and comprises an entrance hall, stairs lead to a first floor landing, a dual aspect, open-plan kitchen/sitting room with French doors leads onto a balcony with views over Buttermarket. The kitchen is fitted with wall and floor-mounted units and integrated appliances, including an electric oven with grill, inset gas hob, extractor hood and dishwasher. There is space for a washing machine and fridge/freezer.

On the second floor are two bedrooms, the principal with fitted wardrobes and a family bathroom with shower over bath.

## OUTSIDE

To the rear of the building is an allocated parking space.

## SITUATION

The property is situated in a convenient location on the stylish Buttermarket and also within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Luxury Monart Spa, butcher, gallery, coffee houses, opticians, restaurants and a garden centre. Across the Poundbury development, there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damer's First School, along with a number of specialist outlets. The 'outstanding' Thomas Hardy School is a few minutes away.

## DIRECTIONS

What3words:///releases.booms.happier

## SERVICES

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

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Dorset Council  
Tax Band B

## MATERIAL INFORMATION

Leasehold

We have been informed by our seller that the property is on a 125 year lease with currently 115 years remaining.

Annual service charge is £2,880.

Annual ground rent £125.

Manco Charge 3:

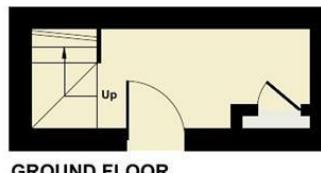
We are advised that a sum of £240 per annum is payable to the Poundbury Estate Company.



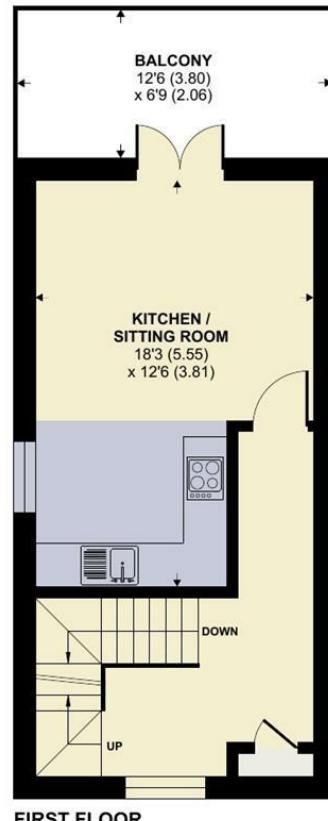
# Buttermarket, Poundbury, Dorchester

Approximate Area = 724 sq ft / 67.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1408865



Poundbury/pgs/12.2.26



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