



Symonds  
& Sampson



3 Woodville Court  
Poundbury, Dorchester, Dorset

# 3 Woodville Court

Poundbury  
Dorchester  
Dorset DT1 3TJ

A well presented, two bedroom first floor apartment with lift to all floors, situated close to local amenities.



- One of four apartments in the block
  - Lift to all floors
- Sitting/dining room with three large sash windows
  - Separate modern kitchen
  - Allocated parking
- Lease of 250 years from April 2008 with a remaining 223 years
  - Annual Service Charge £2,626.

Offers In Excess Of **£210,000**

Leasehold

Poundbury Sales  
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## INTRODUCTION

Built in 2008, this first floor apartment is situated in this striking building, close to Queen Mother Square.

## THE PROPERTY

The accommodation comprises of a communal entrance hall with a lift to all floors as well as a staircase. Within the apartment there is a hallway with two separate cupboards, a bright aspect sitting/dining room enjoying three sash windows. A separate fitted kitchen comprising of a range of wall and floor mounted units with granite worktops over, an integrated fridge and freezer, dishwasher, washing machine, electric oven, induction hob and an extractor hood. There are also two double bedrooms and a bathroom.

## OUTSIDE

The property has an allocated parking space situated in the courtyard.

## SITUATION

The apartment is situated in a convenient location close to Queen Mother Square, which provides a good range of amenities including Waitrose, 20-bedroom Duchess of Cornwall Inn, Luxury Monart Spa, butchers, gallery, coffee houses and restaurants. Across the Poundbury development there are a variety of boutiques, a veterinary practice, dentist surgery and doctor's surgery along with several specialist outlets.

## DIRECTIONS

What3words///belt.tangent.positive

## SERVICES

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

Broadband - Superfast 80mbps 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 B

EPC C

Lease Details

125 years from 22/04/2008 with 223 years remaining

Service Charge - £2,626 per annum

Ground rent - We are informed by our client that the ground rent is £125 per annum

Management Company - Templehill Property

Contact: 01305 751772

Manco 3- £240 per annum



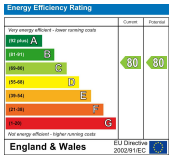
# Woodville Court, Poundbury, Dorchester

Approximate Area = 602 sq ft / 56 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 2026. Produced for Symonds & Sampson. REF: 1457249



Poundbury/PGS/08/05/2026



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