PARKERS

01305 340860

Independent Property Consultants and Valuers

Woodville Court, Dorchester

Guide price £220,000

Offered with no forward chain, and set within an Area of Outstanding Natural Beauty, this three-bedroom maisonette apartment is arranged over two floors, occupying the second and third floors of the building, and is perfectly positioned in the heart of Poundbury. The property offers versatile and spacious accommodation, including an open-plan kitchen/dining room, two bathrooms, and a principal bedroom benefiting from en-suite facilities, additionally, a versatile dressing room completes the home. Further benefits include two allocated parking spaces in the courtyard. EPC rating B.

Situation

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.
Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting events throughout the year.

Second Floor

Entrance

Entrance to the property is gained via a communal door opening into a shared hallway, with stairs and a lift providing access to all floors. The private front door opens into the apartment's well-presented hallway with wall-mounted telecom entry phone. Finished in neutral décor and carpeted flooring, stairs rise to the first floor of the apartment (situated on the third floor of the building). There is convenient storage space beneath the stairs for shoes.

Kitchen/Lounge

The open-plan kitchen/lounge is fitted with a comprehensive range of wall and base units with work surfaces over, complemented by integrated appliances including an eye-level double oven, a four-ring gas hob with extractor hood above and a built in washing machine, there is further space for additional appliances. The room benefits from a triple aspect, allowing an abundance of natural light, and offers ample space for lounge furniture. Wooden flooring flows throughout, complemented by neutral décor, completing the bright and inviting living space.

Bedrooms

Further rooms on this floor include two double bedrooms, both finished in neutral décor with carpeted flooring and featuring generously sized windows that fill the rooms with natural light.

Bathroom

Completing the this floor within the accommodation is the bathroom which has been fitted with a wood-effect panelled bath with shower attachment, W/C, and a wash hand basin with built-in vanity storage. The room is finished with fully tiled walls and a heated towel rail.

Third Floor

Dressing room

Offering generous dimensions is the dressing room. An exceptionally versatile space., it can serve as a stylish dressing area to complement the principal bedroom, a generous home office, or even a cozy snug or hobby retreat, offering flexibility to suit a range of lifestyles.

Principal Bedroom and En-suite

The principal bedroom boasts generous proportions plentiful natural light. A door ledas to en-suite shower room facilities.

Storage

There is plentiful storage on this floor of the property.

Agents Notes
Lease Length is 250 years (less 10 days) from the 22nd April 2008

There is a ground rent payable of £125.00.

The annual service charge for 2026 is £4,032.20

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.
For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk.

Flood Risk
Enquire for up-to-date details or check the website for the most current rating.
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband and Mobile Service
At the time of the listing, standard and superfast broadband are available.

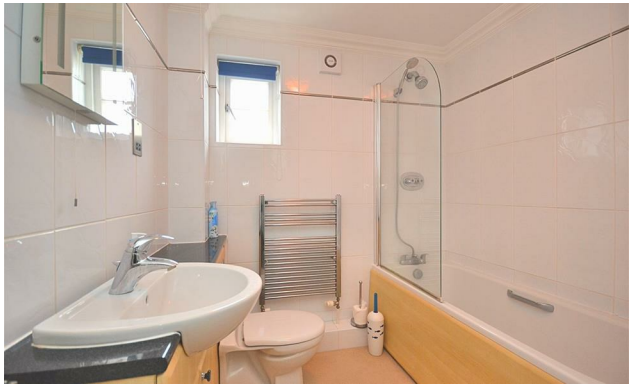
For up-to-date information and mobile connection please visit https://checker.ofcom.org.uk

Services
Mains electricity and water are connected.
Gas fired central heating.

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is C.

Stamp Duty
Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.
https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro



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- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.
- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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2ND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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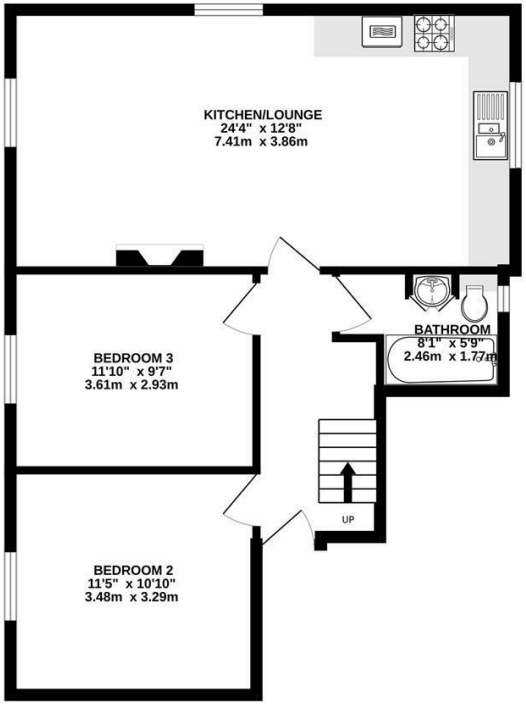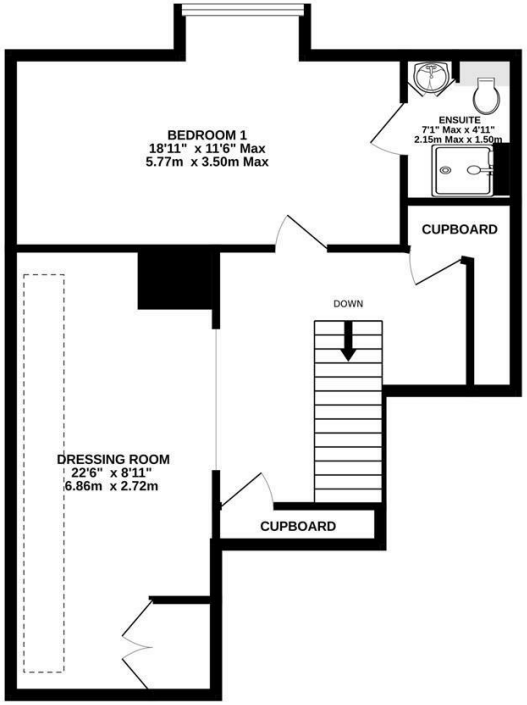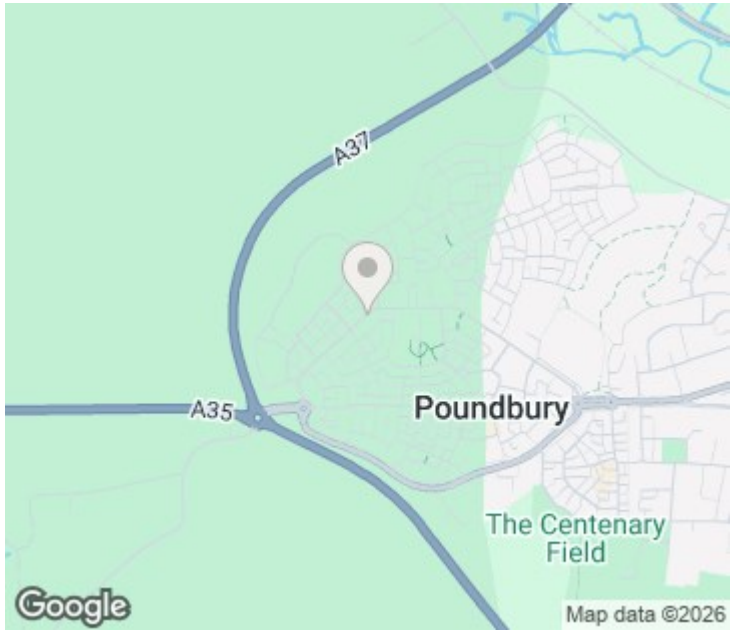
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