

4 Woodville Court

Poundbury, Dorchester

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Poundbury
Dorchester
Dorset DT1 3TJ

Architecturally striking penthouse apartment with accommodation arranged over 3 floors, situated close to local amenities.

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- Sun room enjoying panoramic views across Poundbury and nearby countryside
- One of four apartments in the block
- Lift to second floor
- Two allocated parking spaces
- No forward chain
- Close to Queen Mother Square
- Lease of 250 years from April 2008 with a remaining 223 years
- Annual Service Charge £5,910.60

Offers In Excess Of £250,000

Leasehold

Poundbury Sales
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INTRODUCTION
A unique and versatile penthouse with accommodation over the second, third and fourth floors, set within an attractive building, close to a range of local amenities. The well-proportioned property enjoys views over Poundbury and the surrounding countryside.

ACCOMMODATION
The entrance to the property is gained via a communal door opening onto communal hall with stairs and lift to the second floor. The private front door entrance opens onto the spacious and light hallway with attractive herringbone style wood flooring and storage cupboard.

The accommodation comprises a spacious, dual aspect reception room with feature circular windows. The kitchen is fitted with a comprehensive range of wall and base units with granite worksurface over. Integrated appliances include washer/dryer fridge/freezer, dishwasher, double oven and gas hob with extractor over. There is also room for a dining room table within the kitchen.
Located on this floor are a good size study/bedroom with built in storage and fully tiled bathroom.

Stairs lead to a further floor with landing space offering further storage and access to the principal bedroom. The dual aspect bedroom is generous in size with extensive built-in storage cupboards. Access to a fully tiled en-suite shower room with a double cubicle.

Accessed via a spiral staircase a charming sun room with panoramic views of Poundbury and the surrounding countryside.

OUTSIDE
The property has two allocated parking spaces situated in the courtyard.

DIRECTIONS
What3words///belt.tangent.positive

SITUATION
The penthouse 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.

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 C
EPC C

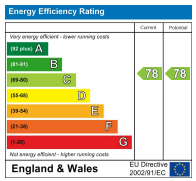
Lease Details
125 years from 22/04/2008 with 223 years remaining
Service Charge - £5,910.60 per annum
Ground rent - We are informed by our client that the ground rent is £125.00 per annum
Management Company - Templehill Property
Contact: 01305 751772

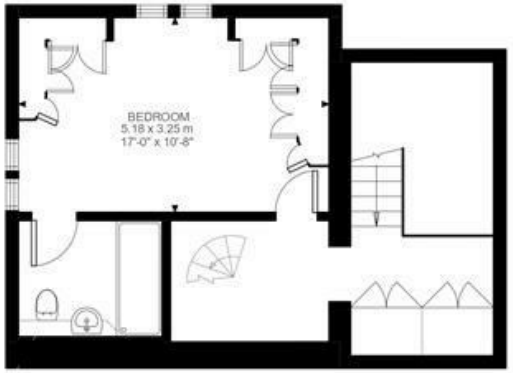
Manco 3- £240.00 per annum







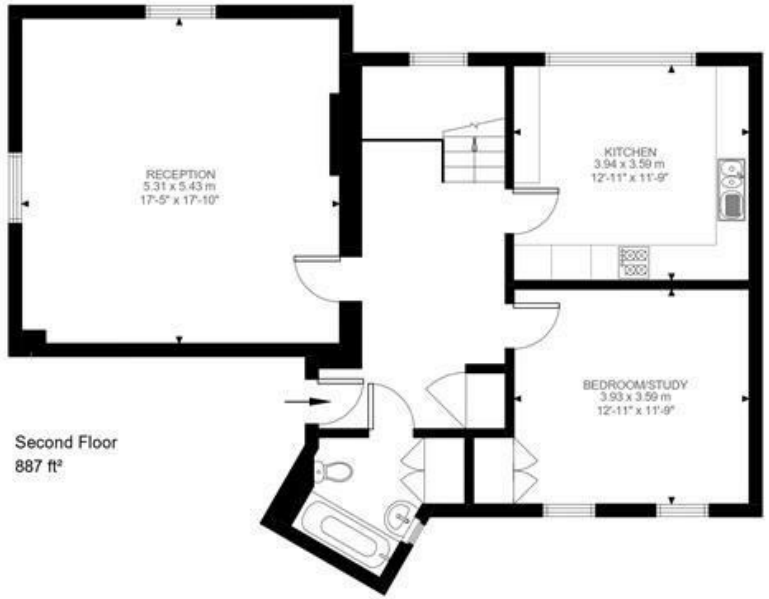




Third Floor
448 ft²



Fourth Floor
171 ft²



Second Floor
887 ft²





Poundbury/PGS/Rev02.11.26

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