



Flat 9 Newborough House

Queen Mother Square, Poundbury, Dorchester, Dorset

Flat 9 Newborough House

Queen Mother Square
Poundbury Dorchester
Dorset DT1 3BJ

A top floor flat with two bedroom, two bathroom, views over Woodlands Crescent and lift to all floors, conveniently situated on Queen Mother Square.



- Second floor flat with views over Woodlands Crescent
 - No forward chain
 - Dual aspect sitting/dining room
 - Lift to all floors
 - Allocated parking
- Lease of 125 years from February 2011 with a remaining 111 years
- Annual Service Charge £3,228.00

Guide Price **£260,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

A second floor flat set in this attractive building, located on Queen Mother Square and is accessed to the rear of the building by lift and staircase to all floors. Built in 2011 the property offers well-proportioned and presented accommodation.

ACCOMMODATION

There are three entrances into the building, one providing a lift to all floors and the other two with stairs to all floors. The second floor flat comprises an entrance hallway, a kitchen/breakfast room with a range of floor and wall-mounted units with under pelmet lighting and worktops over, Belfast sink, integrated electric oven and hob with extractor fan above. Integrated eye level microwave, dishwasher, washer/dryer, and fridge/freezer. The kitchen offers space to include a breakfast table.

The dual aspect sitting/dining room with a wall mounted electric flame effect fire, and views over Woodlands Crescent and Queen Mother Square.

There are two double bedrooms, the principal bedroom is dual aspect and enjoys an en-suite shower room. Bedroom two has fitted wardrobes. There is also a well-appointed family bathroom and useful store room.

OUTSIDE

Access to the car park with an allocated parking space, bike storage and recycling store located to the rear of the building.

DIRECTIONS

What3words///sprawls.luckier.tripods

SITUATION

The property is situated on Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

SERVICES

Mains electric, water and drainage.
Underfloor electric heating.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

Local Authority
Dorset Council - Tel: 01305 251010

MATERIAL INFORMATION

Council Tax Band C
EPC B

Lease Details

Our sellers have informed us that the property is on a 125-year lease with currently 111 years remaining.
Annual service charge £3,228.00 per annum
Management Company: Waters Chartered Surveyors

Manco charge 3: We are advised that a sum of £240 per annum is payable to the Poundbury Estate Company.





Queen Mother Square, Poundbury, Dorchester

Approximate Area = 859 sq ft / 79.8 sq m

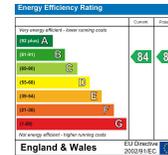
For identification only - Not to scale



SECOND FLOOR



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: 1376228



Poundbury/PGS/13.02.26Rev



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