



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 **£220,000**

Leasehold

Poundbury Sales
01305 251154
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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 Damers 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

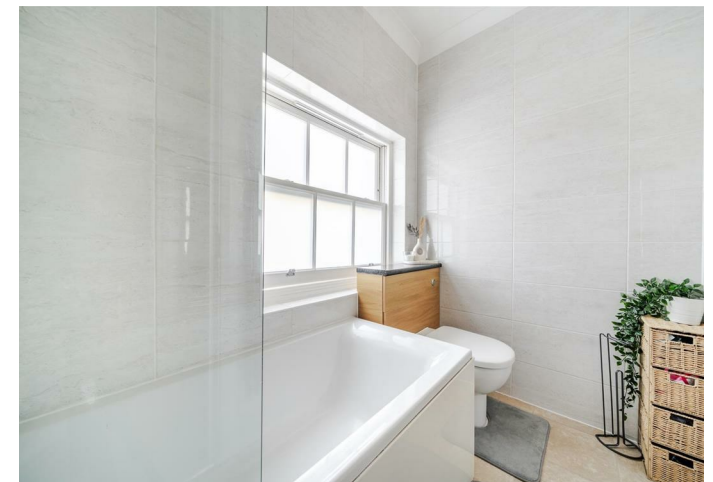
MATERIAL INFORMATION

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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



Poundbury/PGSrev/30.3.26



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