Symonds & Sampson

Apartment 41 Signature House

3 Maumbury Gardens, Dorchester, Dorset

Apartment 41

Signature House

3 Maumbury Gardens, Dorchester, Dorset , DT1 1WF

A modern and spacious two double bedroom apartment for the over-55s, enjoying far-reaching views from a private balcony and situated in the heart of the prestigious Brewery Square development.

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- Over-55's development
- Prestigious Brewery Square location
- Communal terrace, conservatory and library
- Two spacious double bedrooms
- Secure underground parking available
- Excellent communal resident facilities
- Contemporary fitted kitchen
- Close to town amenities

Guide Price £280,000

Leasehold

Dorchester Sales
01305 261008
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THE PROPERTY

Signature House offers residents aged 55 and over an excellent range of communal facilities, including the Maumbury Café Lounge, the Hardy Roof Terrace with its conservatory, a library, hair salon and a secluded communal garden. A variety of optional support services are also available, including cleaning, laundry, home care and catering.

For added convenience, mobility scooters can be parked and charged in a designated bay adjacent to the lift within the basement car park. Guest accommodation is available by prior arrangement and lifts serve all floors. The apartment also benefits from a secure video entry system and an emergency pull-cord linked to the in-house careline service.

A spacious entrance hall welcomes you into the apartment and features two useful built-in storage cupboards, with doors leading to all principal rooms. The generously proportioned sitting room provides an ideal space to relax and enjoy the views, with sliding doors opening onto a private balcony. The sitting room flows seamlessly into a fully fitted contemporary kitchen which is well-equipped with ample built-in storage and a range of integrated appliances, including an electric hob with cooker hood, eye-level oven, dishwasher, fridge, and freezer.

The principal bedroom is light and spacious, with French doors opening onto the balcony and the benefit of an en-suite bathroom. There is a further double bedroom, also enjoying access to the balcony, together with a well-appointed wet room with shower.

OUTSIDE

Private south-east facing balcony enjoying far-reaching views across the rooftops towards Maiden Castle.

Secure underground parking for one vehicle is available under a separate lease.

Landscaped communal gardens for the exclusive use of Signature House residents, together with a communal rooftop terrace with outdoor seating.

SITUATION

Signature House is ideally situated within Brewery Square, one of Dorchester's most sought-after developments, offering a vibrant yet convenient setting in the heart of the county town. Residents benefit from easy access to a wide range of amenities, including shops, cafés, restaurants, bars, a cinema, leisure facilities, a library, and a doctor's surgery, all within close proximity.

Dorset County Hospital is also nearby, while both Dorchester South and Dorchester West railway stations provide mainline services to London Waterloo and Bristol Temple Meads, making the town well connected for both local and longer-distance travel.

Dorchester offers a wealth of recreational opportunities, with a variety of sports clubs including cricket, rugby, football, tennis, and golf. The surrounding countryside provides an abundance of scenic footpaths and bridleways, perfect for enjoying the outdoors. For those wishing to explore further afield, the stunning Jurassic Coast is just a short drive away, offering beautiful beaches, coastal walks, and a range of water-based activities.

DIRECTIONS

what3words///pats.logged.repeating

SERVICES

Mains electric, water and drainage are connected.
Modern electric heating.

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)

Council Tax Band: D (Dorset Council - 01305 251010)

MATERIAL INFORMATION

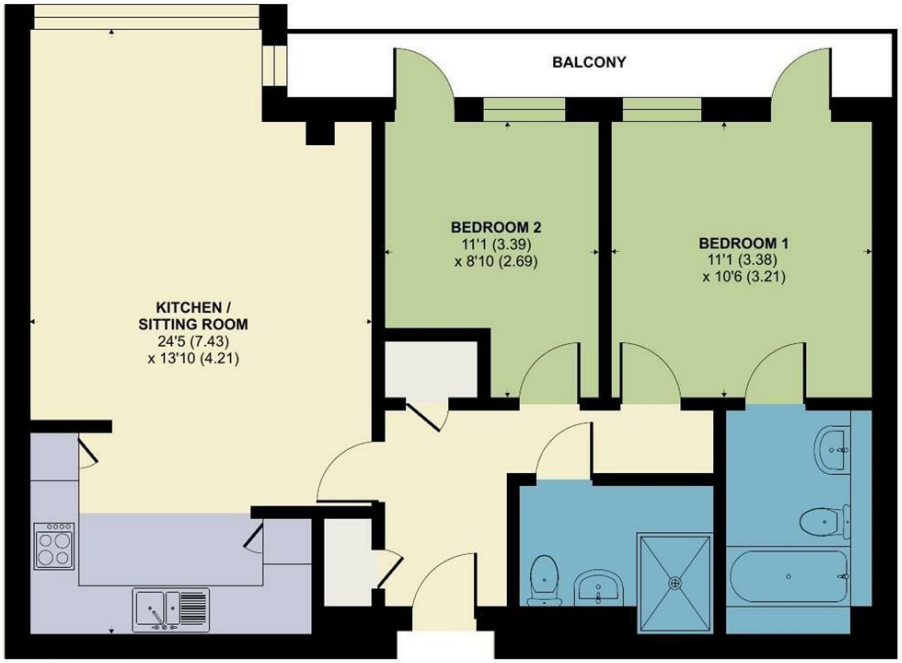
Lease 125 years from 1st October 2012 (111 years remaining)
Service charges: £4,333.66 for the year 1st April 2026 to 31st March 2027.
Ground rent: £250 per annum, paid annually in April.

Photos were taken in July 2026.

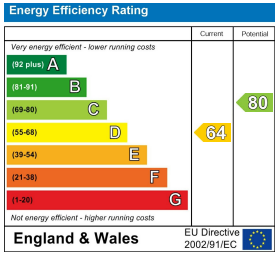
Maumbury Gardens, Dorchester

Approximate Area = 730 sq ft / 67.8 sq m

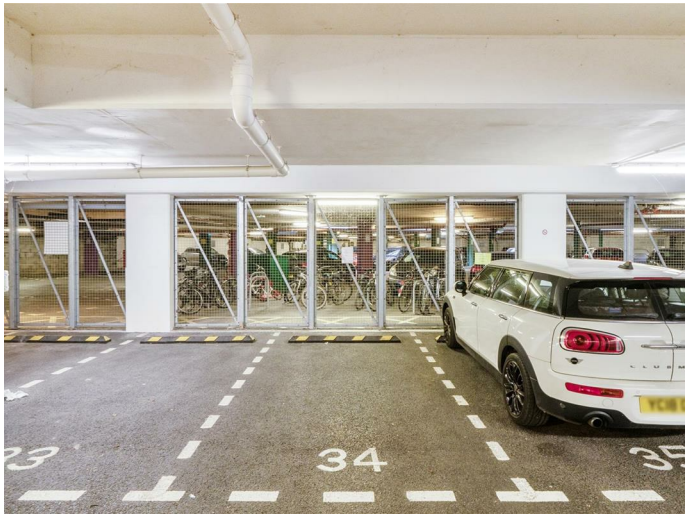
For identification only - Not to scale



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: 1486834



Dorchester/KWI/17.07.2026

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