



Symonds
& Sampson

Flat 10

10 Highdown Avenue, Poundbury, Dorchester,

Flat 10

10 Highdown Avenue
Poundbury
Dorchester
DT1 3WF

A spacious 2nd floor, two-bedroom apartment with lift situated close to Queen Mother Square and the Great Field.



- Spacious sitting/dining room
- Two double bedrooms both with fitted wardrobes
 - Lift to all floors
 - Parking space in carport
 - No forward chain
 - Close to amenities
- Leasehold with 975 years remaining on the lease.
 - Service charge £2,389.38 per annum

Guide Price **£240,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A communal entrance hall provides both stair and lift access to the second floor. Inside the apartment, the hallway features an intercom entry system, storage cupboard and access to all rooms

The spacious sitting/dining room features an electric fireplace and two front-facing windows that fill the room with natural light. The modern fitted kitchen comprises; a range of wall and floor mounted units with worktops over, fitted eye level electric double oven and gas hob. There is a wall mounted gas boiler and space for free standing appliances.

The apartment offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes, alongside a family bathroom

OUTSIDE

The apartment has the added benefit of a covered car port with parking for one car and a communal bin storage area. Both the covered parking space and communal bin storage area can be accessed on foot from the rear of the building

SITUATION

The property is conveniently situated in a quiet location of Highdown Avenue within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, Monart Spa, butcher, coffee houses, opticians, restaurant and 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.

Dorchester town centre is situated approximately 1½ miles away and offers a comprehensive range of shopping and recreational facilities including a leisure centre, library and two cinemas.

DIRECTIONS

What3words:///chain.expanded.sapping

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>)

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

AGENTS NOTE

Lease Details

Leasehold - 999 years from October 2002.

975 years remaining.

Service Charge - £2,389.38 per annum

Building Maintenance is covered within the service charge.
Management Company Temple Hill.

Manco Charge 2

We are advised that there is a sum of circa £225 per annum payable to the Poundbury Estate.



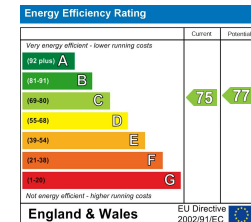
Highdown Avenue, Poundbury, Dorchester

Approximate Area = 772 sq ft / 71.7 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 2026. Produced for Symonds & Sampson. REF: 1534706



Poundbury/pgs/26.10.26



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT