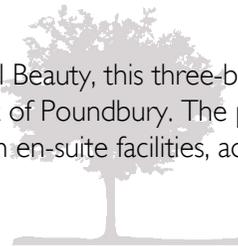




Woodville Court, Dorchester

Offered with no forward chain, and set within an Area of Outstanding Natural Beauty, this three-bedroom maisonette apartment is arranged over two floors, occupying the second and third floors of the building, and is perfectly positioned in the heart of Poundbury. The property offers versatile and spacious accommodation, including an open-plan kitchen/dining room, two bathrooms, and a principal bedroom benefiting from en-suite facilities, additionally, a versatile dressing room completes the home. Further benefits include two allocated parking spaces in the courtyard. EPC rating TBC.

Asking price £275,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting events throughout the year.

Entrance

Entrance to the property is gained via a communal door opening into a shared hallway, with stairs and a lift providing access to all floors. The private front door opens into the apartment's well-presented hallway, finished in neutral décor with carpeted flooring, providing access to all ground-floor rooms. Stairs from the hallway rise to the first floor, and there is also a convenient storage space beneath the stairs for shoes, along with a wall-mounted telecom entry phone.

Kitchen/Lounge

The open-plan kitchen/lounge is fitted with a comprehensive range of wall and base units with work surfaces over, complemented by integrated appliances including an eye-level double oven, a four-ring gas hob with extractor hood above and a built in washing machine, there is further space for additional appliances. The room benefits from a triple aspect, allowing an abundance of natural light, and offers ample space for lounge furniture. Wooden flooring flows throughout, complemented by neutral décor, completing the bright and inviting living space.

First Floor

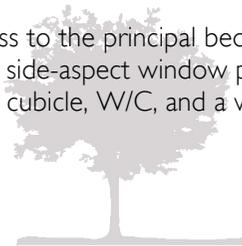
Further rooms on this floor include two double bedrooms, both finished in neutral décor with carpeted flooring and featuring generously sized windows that fill the rooms with natural light.

Bathroom

Completing the first floor is the bathroom, fitted with a wood-effect panelled bath with shower attachment, W/C, and a wash hand basin with built-in vanity storage. The room is finished with fully tiled walls and a heated towel rail.

Second Floor

Stairs lead to a further floor, where the landing provides additional storage and access to the principal bedroom and the study/dressing room. The principal bedroom is generously sized and features a large side-aspect window positioned centrally to maximize natural light. The room is served by en-suite facilities, comprising a shower cubicle, W/C, and a wash hand basin inset into a wood-effect vanity unit, complete with storage and display shelving to the side.



Dressing room

Spanning the full length of the floor, the dressing room is an exceptionally versatile space. It can serve as a stylish dressing area to complement the principal bedroom, a generous home office, or even a cozy snug or hobby retreat, offering flexibility to suit a range of lifestyles.

Agents Notes

Lease Length is 250 years (less 10 days) from the 22nd April 2008

There is a ground rent payable in respect of the period 1 January 2026 to 31 December 2026 in the sum of £125.00.

The annual service charge for 2026 is £4,032.25

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk.

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service

At the time of the listing, standard and superfast broadband are available.

For up-to-date information and mobile connection please visit <https://checker.ofcom.org.uk>

Services

Mains electricity and water are connected.

Gas fired central heating.

Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

DT1 1XJ

The council tax band is C.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

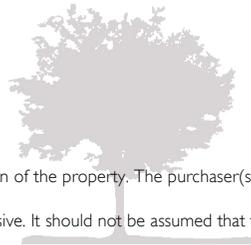
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

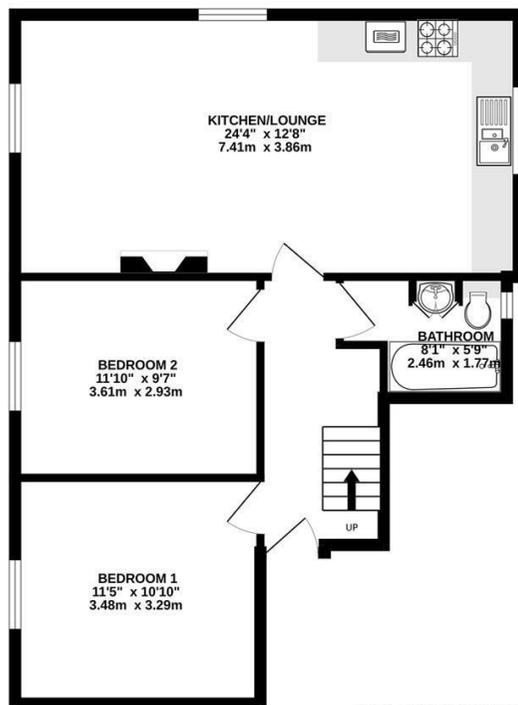
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

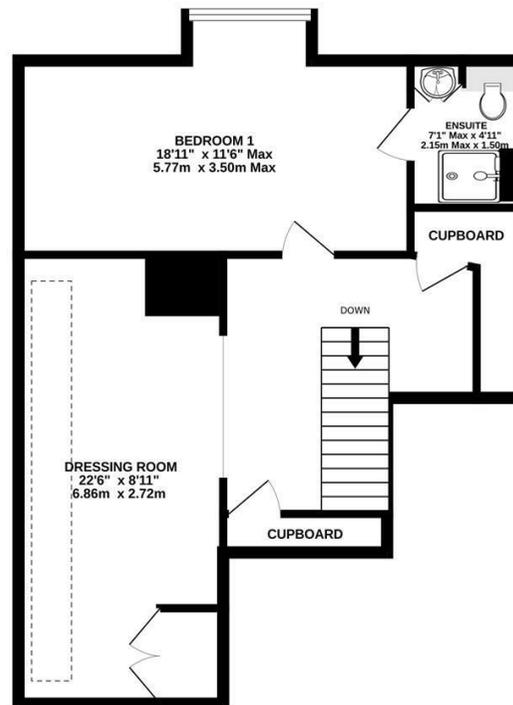




2ND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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