



Woodlands Crescent

Poundbury

£300,000 Price Guide



PARKERS

PROPERTY CONSULTANTS & VALUERS



Set within an area of outstanding natural beauty on the fabulous and sought-after Woodlands Crescent, Poundbury, is this wonderful two-bedroom apartment. The property boasts light and spacious accommodation, presented to a high standard throughout comprising a generous sitting room, a well-appointed kitchen, two double bedrooms, a tastefully fitted bathroom and en-suite facilities to the principal bedroom. Externally, the property benefits from a Juliet balcony and a garage. EPC rating C.

Poundbury 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, and garden centre. 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.

Dorchester, 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 excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, 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 several events throughout the year.



Entrance to the apartment is gained via a communal door servicing two apartments, opening onto a well-kept communal hallway with stairs leading to apartment 73. There is a ground floor rear access door to the garage area.

A private door opens into the apartment hallway that houses a useful storage cupboard and provides access to all accommodation.

A light and airy reception room receives plentiful natural light via a large front aspect window and a set of French doors that lead to a small balcony area offering sought after outside space.

The kitchen/diner lends itself perfectly to modern living, fitted to a high standard with integral appliances including a Neff oven and Neff four-ring hob. Space is offered for further white goods and the room is fitted with a comprehensive range of modern wall and base level units providing ample storage options with granite work surfaces. The room offers two front aspect windows with tile effect flooring and a decorative feature wall to the dining area.

The apartment boasts two generous double bedrooms, both enjoying plentiful natural light gained via double glazed windows that offer a rear aspect and shutters. The principal bedroom benefits from en-suite facilities and fitted storage.

The stylish shower room is fitted with a modern suite comprising a low-level WC, an enclosed vanity wash hand basin and a separate corner shower cubicle.

Situated below the property, with access gained from the rear courtyard, the apartment benefits from an oversize garage, with electric up-and-over door, electric and water supply.

Agents Notes:

Service charge - £2000.00 per annum.

Ground rent - £125.00 per annum.

Lease length - 250 years (less 10 days) from 24 October 2006.

There is an annual Manco charge of £248, reduced to £228 if early repayment is received.

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

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Mobile and Broadband:

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

Mobile phone service varies dependent upon your provider.

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

Local Authorities:

Dorset Council
County Hall, Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

Council tax band D.

Flood Risk:

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

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

Stamp Duty:

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

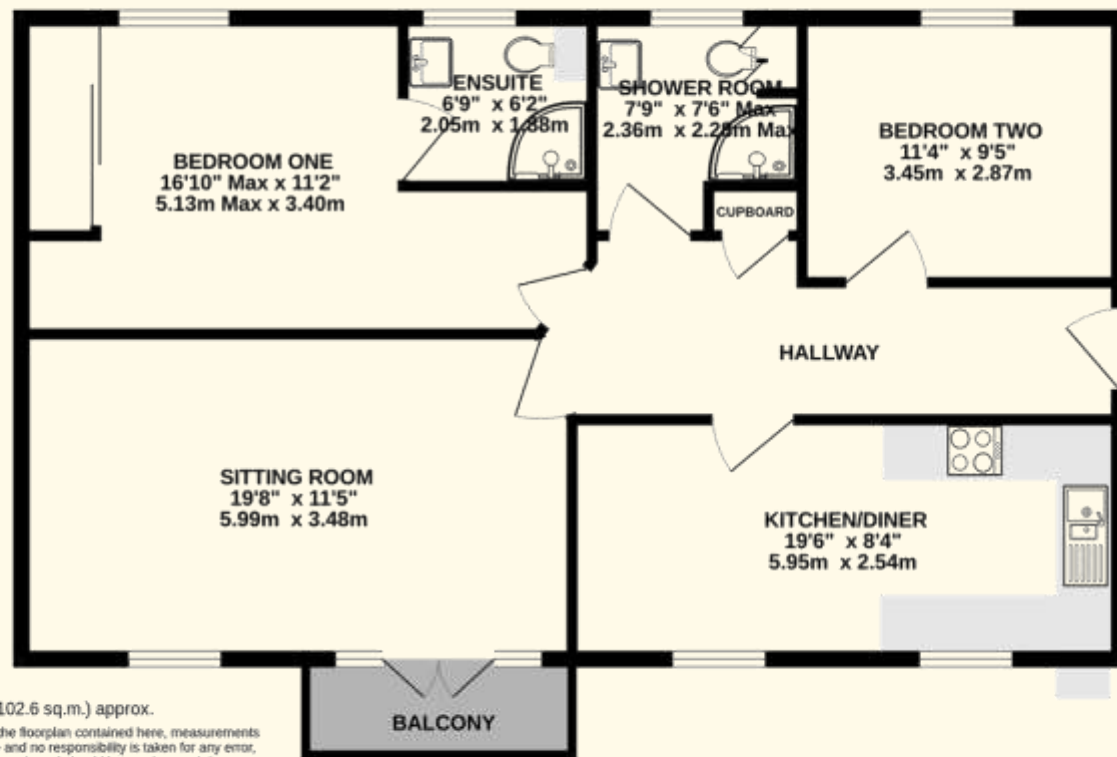
Please visit the below website to check this.

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

GROUND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



FIRST FLOOR
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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