

Symonds  
& Sampson



# Flat 5, Newborough House

3 Queen Mother Square, Poundbury, Dorchester, Dorset

# Flat 5

## Newborough House

3 Queen Mother Square  
Poundbury  
Dorchester  
Dorset DT1 3BJ

A centrally located, well-presented first floor apartment, with lift and allocated parking. Situated in the heart of Poundbury.



- Peaceful, light-filled south facing apartment
  - Open plan living
  - Lift to all floors
  - Allocated parking
- 3m high ceilings, large sash windows
  - No forward chain
- Lease of 125 years from 2011 with a remaining 110 years
  - Annual service charge £1,621.96
  - Annual ground rent £125.00

Guide Price **£175,000**

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## INTRODUCTION

A first-floor apartment set in this attractive building, located on Queen Mother Square, accessed by lift and staircase to all floors. Built in 2011 the property offers well-proportioned and beautifully presented accommodation.

## THE PROPERTY

Access to the property is via three entrances at the rear of the building, one providing a lift to all floors, with intercom access, and the other two with stairs to all floors. This first floor apartment comprises; Entrance hallway, with a cupboard housing the boiler. A door opens into a delightful open-plan sitting room/kitchen/dining room. This room has two large sash windows with views to the south. The kitchen area is fitted with an attractive range of wall and floor cupboards, with under pelmet and above cupboard lighting, solid gloss worksurfaces with inset drainer. Integrated NEFF kitchen appliances comprising of fully integrated fridge/freezer, dishwasher, telescopic extractor hood, integrated oven, induction hob and eye-level microwave. Washer dryer.

There is a double bedroom with access to an inner hallway that leads onto the communal hallway and a stylish fully tiled bathroom with bath and shower over, heated towel rail.

## OUTSIDE

Access to the car park with an allocated parking space, bike storage and recycling store located to the rear of the building.

## SITUATION

The property is situated on Queen Mother Square, which provides a good range of amenities including Waitrose, a public house and hotel, butcher, Luxury Monart Spa, garden centre, wine merchant, cafes and restaurants, and bus stop with frequent services into town and beyond. Poundbury, designed to be an integrated community, provides a variety of independent businesses, including hairdressers and beauty salons, boutiques, coffee houses and bistros, public houses, homeware stores, opticians, art galleries, solicitors, accountants, and Post Office. Services also include doctor's surgeries, dental practices, a veterinary practice, church and local hall facilities, many public green spaces, children's play areas, and Damers First School, along with various specialist outlets.

## DIRECTIONS

What3words ///headliner.hatch.loved

## SERVICES

Mains electric, water and drainage.  
Underfloor electric heating.

There is mobile and broadband coverage in the area. Please refer to Ofcom's website for further details.

Local Authority  
Dorset Council - Tel: 01305 251010. Council Tax Band B

## LEASE DETAILS

Our sellers have informed us that the property is on a 125-year lease with currently 110 years remaining.

Annual service charge £1,621.96 per annum

Ground rent £125.00 per annum

Management Company: Waters Chartered Surveyors

Manco charge 3: We are advised that a sum of £240 per annum is payable to the Poundbury Estate Company.

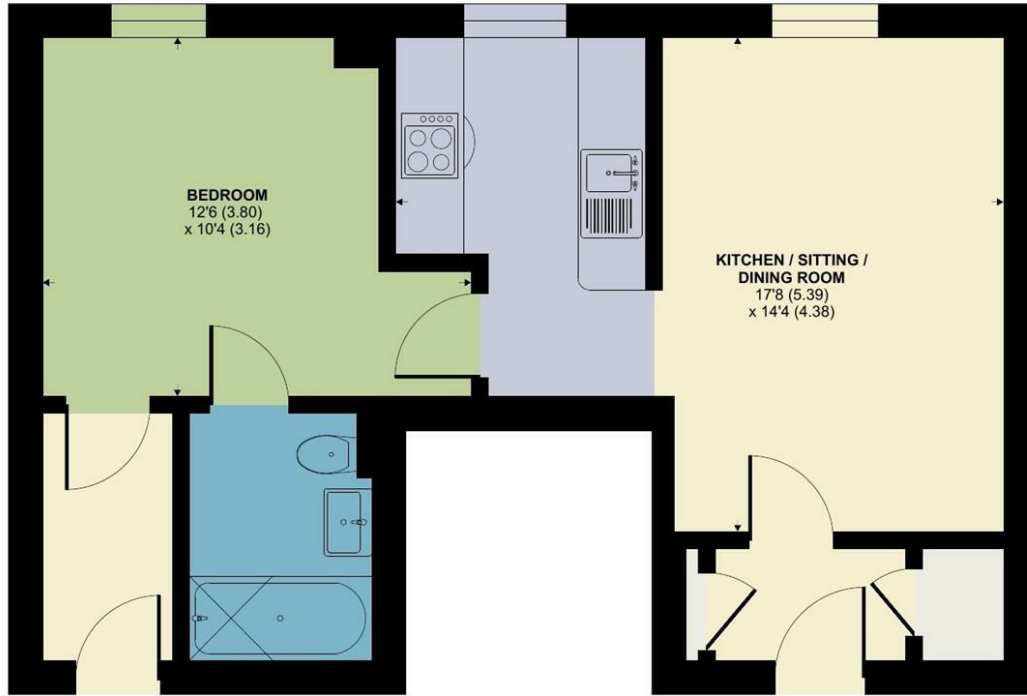




# Queen Mother Square, Poundbury, Dorchester

Approximate Area = 437 sq ft / 40.5 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: 1467119



Energy Efficiency Rating		Current	Potential
89-100	A		
81-88	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - Higher heating costs			
England & Wales		84	85

EU Directive 2002/91/EC



Poundbury/PGS/4.6.26



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