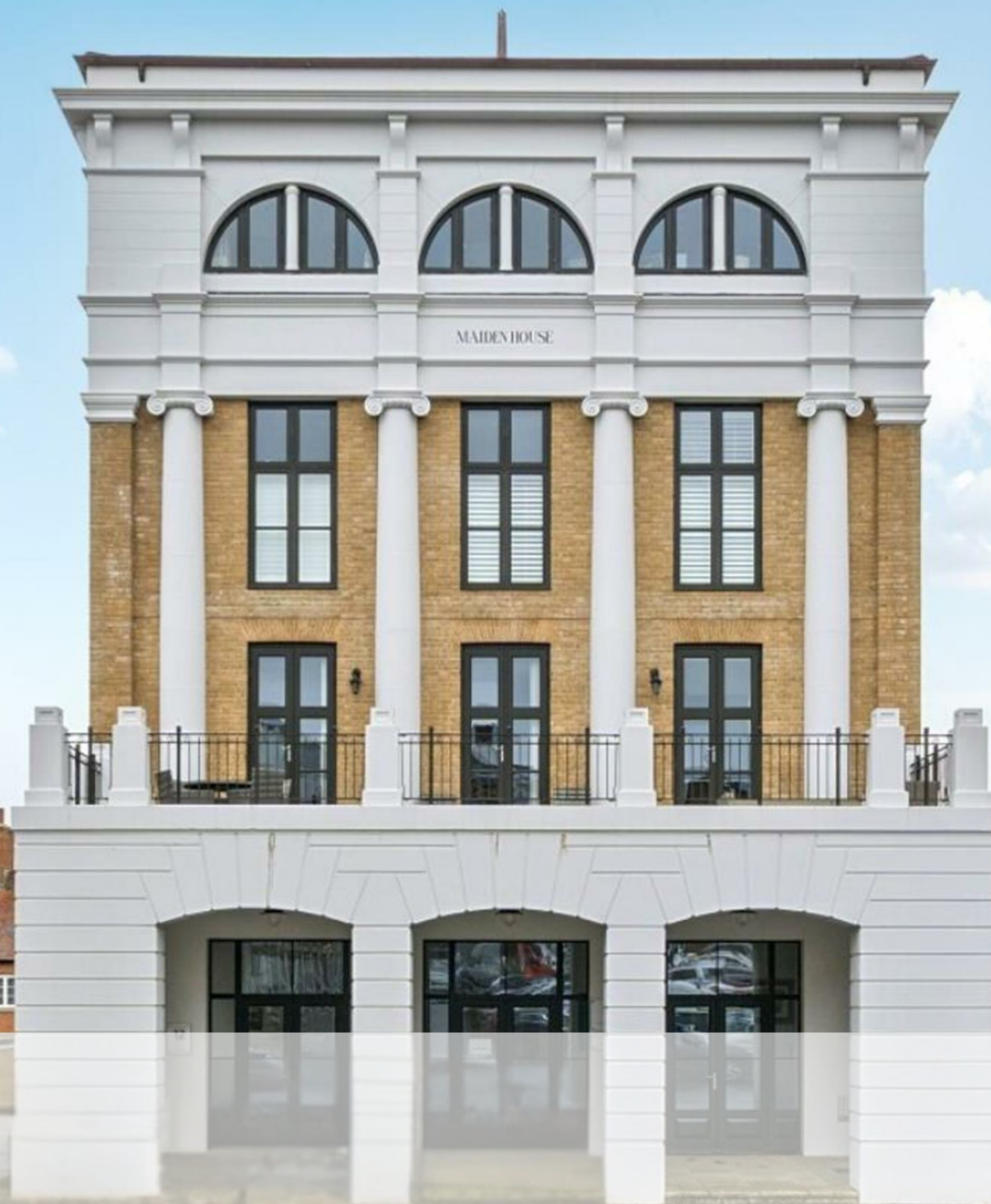
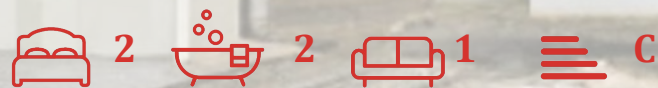




Maiden House
Poundbury, DT1 3AT



Wadebridge Street

Poundbury, DT1 3AT

- Two Bedroom Apartment
- Full Length Outside Terrace
- Garage with Storage Cupboard at the Back
- Open Plan Lounge, Kitchen, Diner
- Ensuite Shower Room to the Master Bedroom
- High Ceilings Throughout
- Modernised Design
- French Doors Opening Out from Bedroom/Living Area
- Benefits from a Communal Lift
- Sought After Location Close to Local Amenities





We are delighted to bring to the market this BEAUTIFUL TWO BEDROOM first-floor apartment that offers a LIGHT and SPACIOUS LAYOUT, enhanced by HIGH CEILINGS throughout and includes a FULL-LENGTH SUN TERRACE and the convenience of a GARAGE and communal LIFT.

The entrance hallway leads through to a generous open-plan kitchen, living, and dining area, designed for modern living and entertaining. French doors open out onto a private terrace, creating a bright and airy atmosphere and offering a lovely spot for outdoor seating.



The kitchen area is stylishly fitted with contemporary units and integrated appliances such as oven, extractor fan, electric ring hob, fridge, freezer, dishwasher and washing machine that seamlessly blends into the main living space.

Both bedrooms are well proportioned, with the main bedroom featuring an en-suite shower



room and fitted wardrobes, while the second double bedroom benefits from fitted wardrobes, dual aspect windows with French doors opening out onto the terrace and is served by a modern main bathroom accessed from the hallway.

The property also includes a private garage with storage cupboard at the back, providing secure parking or additional storage space. This property boasts its high ceilings, lift access, and thoughtful design, this apartment combines elegance and practicality in a sought-after Poundbury location.

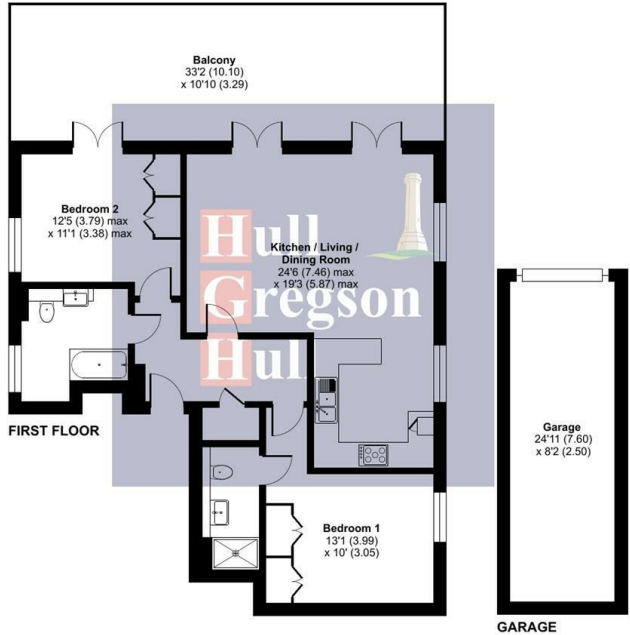
The Buttermarket in Poundbury is a beautiful and lively square at the heart of the community, framed by elegant architecture and a selection of local amenities. It includes the Post Office, a popular hairdresser, the stylish beauty salon Roseanna's, and the much-loved Finca café, all contributing to its welcoming village atmosphere. With its mix of independent shops and friendly businesses, the Buttermarket perfectly captures Poundbury's charm and sense of community.

The area also benefits from good transport links, with regular bus routes connecting Poundbury to Dorchester town centre and nearby train stations, ensuring convenient access while retaining its peaceful setting.

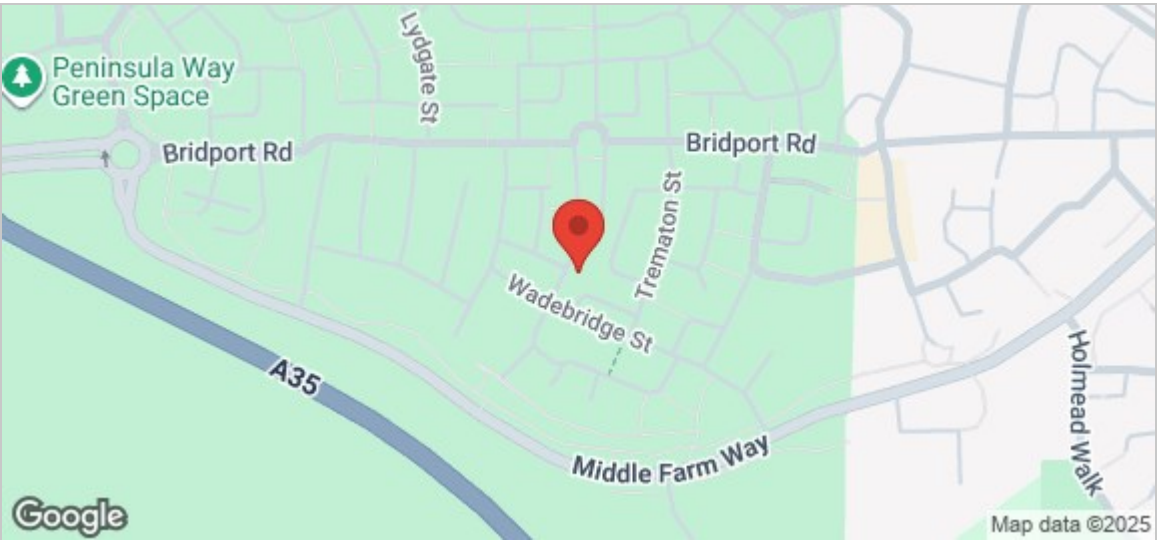


Wadebridge Street, Poundbury, Dorchester, DT1

Approximate Area = 884 sq ft / 82.1 sq m
Garage = 205 sq ft / 19 sq m
Total = 1089 sq ft / 101.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1376160



Kitchen/Living/Dining Room

24'5" max x 19'3" max (7.46 max x 5.87 max)

Bedroom One

13'1" x 10'0" (3.99 x 3.05)

Bedroom Two

12'5" max x 11'1" max (3.79 max x 3.38 max)

Balcony

33'1" x 10'9" (10.10 x 3.29)

Garage

24'11" x 8'2" (7.60 x 2.50)

Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. This leasehold property is offered as a 'Share of Freehold'.

Lease length is 250 years from 1st May 2016.

There is an annual service charge of £2316.76 per annum.

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

Property type: Apartment

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas central heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	