

## Middlemarsh Street, Dorchester

Situated in the sought-after Poundbury development, this well-presented first-floor apartment offers spacious and stylish accommodation throughout. The property benefits from a welcoming entrance hall, a generous living room, a well-appointed kitchen with space for dining, two double bedrooms, and a contemporary shower room. Further advantages include excellent storage, allocated parking spaces for two cars, and a secure communal entrance with intercom access. Ideally positioned above Poundbury Village Stores, the apartment provides convenient access to a range of local amenities while enjoying all that this popular and vibrant community has to offer. EPC rating C.

Offers in excess of £200,000

## Situation

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.

## Access

The apartment is situated on the first floor, above Poundbury Village Stores. Access to this secure development is gained through a communal entrance equipped with a convenient intercom system.

## Hallway

Upon entering the apartment, you are greeted by a useful porch area providing space for hanging coats. This area is finished with laminate flooring and a door that opens into the welcoming hallway. The modern theme instantly sets the tone, with neutral décor and stylish wood-effect laminate flooring. The hallway provides seamless access to all accommodation and benefits from a dedicated storage cupboard.

## Living Room

The good-sized living room offers a welcoming environment for both relaxation and entertainment. The space is thoughtfully arranged around an electric feature fireplace, creating an attractive focal point. The room is finished with carpet flooring.

## Kitchen

Moving through to the heart of the home, the good-sized kitchen is fitted with a range of wall and base units with work surfaces over, incorporating integrated appliances including a four-ring gas hob, oven and extractor fan. There is designated space and plumbing for a washing machine, alongside ample room to accommodate dining furniture. The kitchen is finished with matching laminate flooring to the hallway, a part-tiled splashback, and matching kickboards that complement the décor.

## Bedrooms

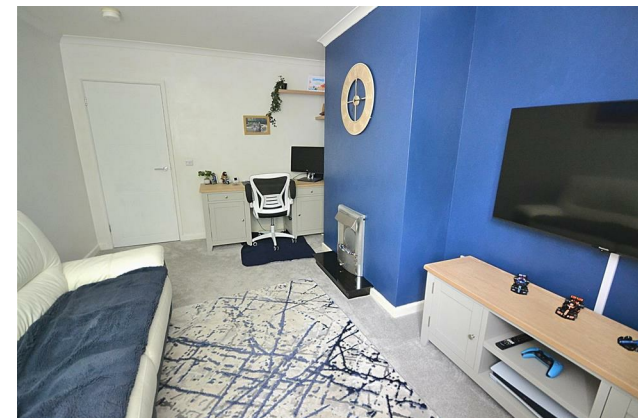
The apartment boasts two well-proportioned double bedrooms. The spacious principal bedroom benefits from excellent built-in storage. The second double bedroom is equally versatile and discreetly houses the home's boiler within its own storage cupboard.

## Bathroom

Serving the bedrooms is an attractive modern bathroom suite comprising a WC, a wash hand basin with integrated vanity storage beneath, and a good-sized walk-in shower. The room is tastefully finished with part-tiled walls and tiled flooring.

## External

Externally, the property benefits from two allocated parking spaces, conveniently located to the rear, providing both practicality and peace of mind for residents.



### Agents Notes

Terms of the leasehold are 250 years less 10 days from 24 October 2002

There is a yearly service charge of £2,836.84 (including the ground rent) payable to Anthem Management.

Pets by consent.

Please note there is an annual Manco charge with charges varying between £225 and £315 dependent upon location. Reduced fees are offered for early payment.

For further information on Poundbury including covenants and stipulations, please visit: [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

### Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council tax band B.

### 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>

### Flood Risk

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

<https://check-long-termfloodrisk.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.

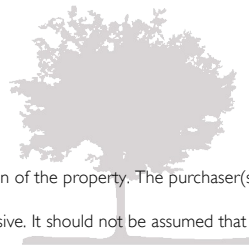
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>



Important notice. Parkers notify that:

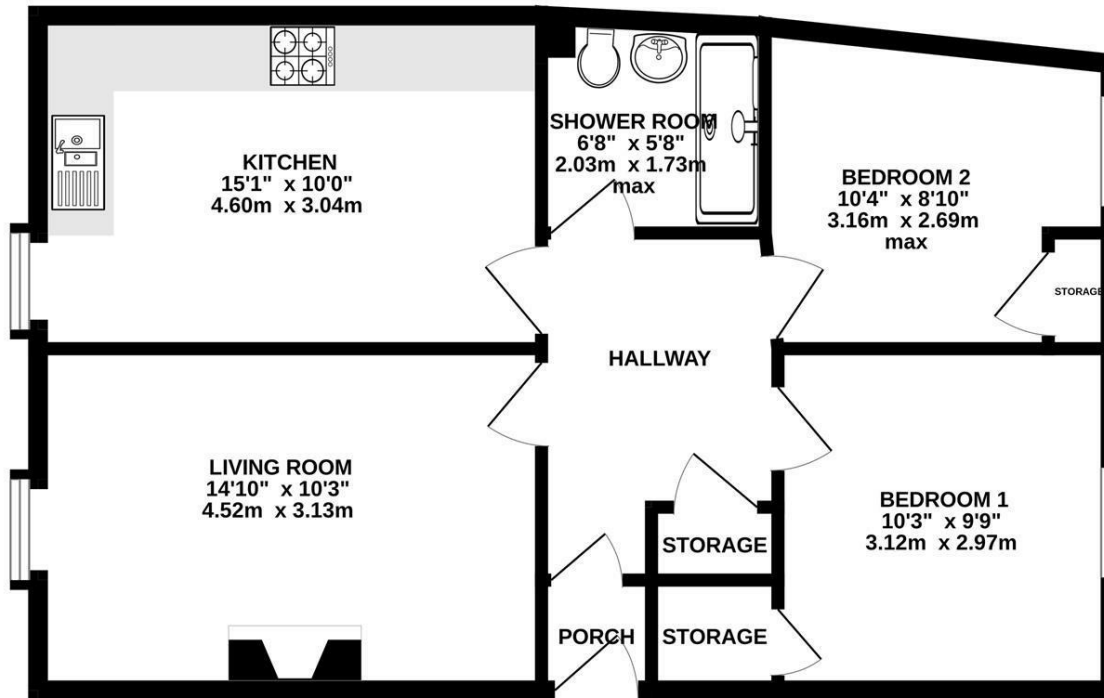
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used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





### 1ST FLOOR 635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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