



## Middlemarsh Street, Dorchester

Offered for sale with no onward chain is this first-floor apartment, situated within an over 55s development and located on the outskirts of the sought after area of Poundbury. Accommodation includes a good-sized sitting room, kitchen, double bedroom and shower room. Externally, the home enjoys the use of the lovely communal courtyard garden and undercover parking on site is available but a waiting list applies.



Asking price £115,000

## Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. 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.

## Fleur De Lis

Fleur-de-lis is a managed block of 29 retirement apartments, constructed in 1998. Each apartment is equipped with a security entry phone system and economy electric heating. There are guest facilities (bookable in advance), a communal garden, residents' lounge and library, kitchen, social groups, coffee mornings and lunch outings.

About Fleur-de-lis:

1. It is an independent living environment NOT assisted living, and a non-smoking building.
2. Residents should be mobile enough to be able to answer the automated door system, which is situated in each apartment's hallway. Residents must also be mobile enough to operate the monitoring service, which is situated around each apartment.
3. Mobility scooters need to be parked in the area provided so, residents should be mobile enough to get from that area and then to their apartment.
4. No pets of any kind will be allowed on the premises. The management company MIGHT approve a cat but approval in writing must be obtained.

## Communal Entrance

The communal entrance hall is spacious and elegant, with the residents' lounge adjacent to it, which is divided into a library area with tea and coffee making facilities and a seating area that can be enjoyed by both residents and their visitors. There are cloakrooms on the ground floor and a lift and stairs are offered to all floors.

## Sitting Room

A neutrally decorated and carpeted sitting room provides a comfortable living space and a charming circular window allows natural light to enter the room.

## Kitchen

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splash back. Integral appliances include a fridge-freezer, double oven and four-ring hob. There is a free-standing washing machine (which will stay).

## Bedroom

The bedroom is double in size and appointed with fitted wardrobes and overhead storage.

## Shower Room

The shower room is furnished with a walk-in double shower, WC and pedestal wash hand basin.



## Outside

An electric gate leads to the undercover parking on site, spaces are subject to a waiting list. A path from the parking courtyard leads to the communal garden, located to the rear of the building. The garden enjoys sunny and sheltered spots with seating areas.

## Agents Notes

Lease length - 125 years from 1 January 1998.

There is an annual Manco charge of £315.00 or a reduced amount of £295.00 as per 2025 invoice.

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

There is a six-monthly service charge of £1,855.35 as per 2025 invoice.

There is a six-monthly ground rent charge of £262.91 as per 2025 invoice.

## Broadband and Mobile Service

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

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

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-term-flood-risk.service.gov.uk/risk#>

## Services

Mains electricity, water and drainage are connected. Economy electric heating.

## Local Authorities

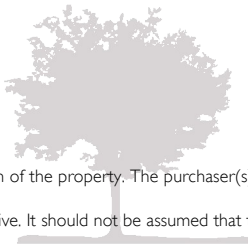
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ

The council tax band is C.

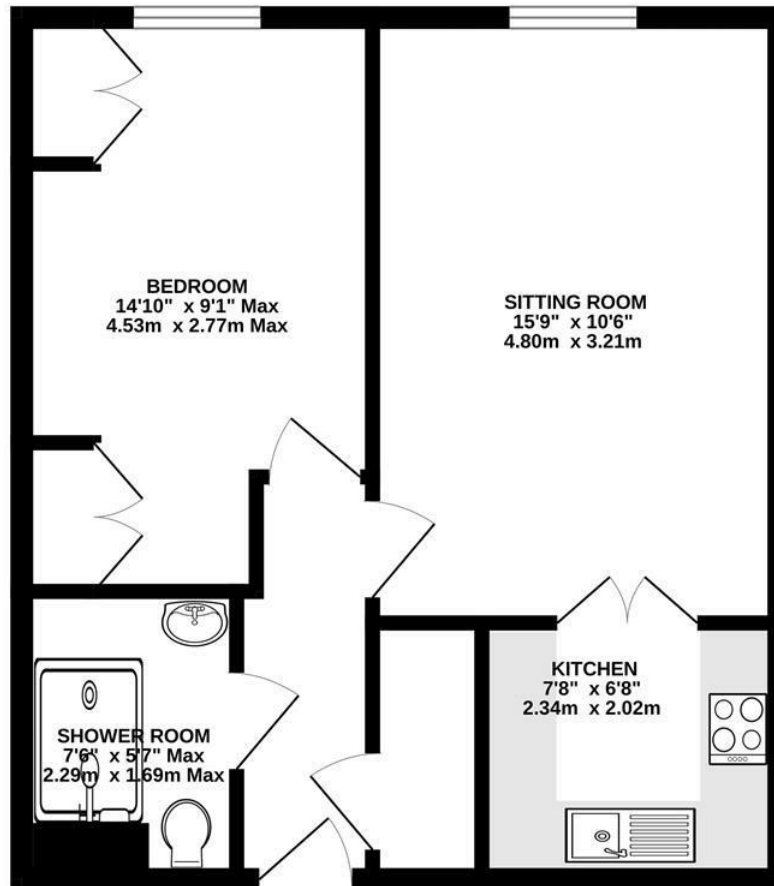
Important notice. Parkers notify that:

- 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.



**FIRST FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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