

Symonds  
& Sampson

# Apartment 7 Fleur De Lis

Middlemarsh Street, Poundbury, Dorset



# Apartment 7

## Fleur De Lis

Middlemarsh Street

Poundbury

Dorset DT1 3GX

A two bedroom retirement apartment, situated on the first floor in this imposing building with lift to all floors and views over the Great Field.



- First floor retirement apartment with views over the Great Field
  - Two double bedrooms
  - Two bathrooms
- Dual aspect sitting/dining room with separate kitchen
- Communal residents lounge and landscaped garden
  - Leasehold 98 years remaining
- Service Charge 2025 - £3,710.69 per annum
- Ground Rent £613.46 per annum

Guide Price £160,000

Leasehold

Poundbury Sales  
01305 251154

[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

This delightful apartment is situated on the first floor of this managed block of 29 retirement properties. Fleur De Lis is designed as an independent living environment, not assisted living and was constructed in 1998, includes double-glazed units, electric heating, emergency careline facilities, a security entry phone system, lift and stairs to all floors, a communal residents lounge and landscaped garden. There is also a guest suite on site, which is bookable in advance. No pets are allowed.

## ACCOMMODATION

The first-floor apartment offers a well-proportioned accommodation with high ceilings and views over the Great Field. A welcoming hallway with a storage and airing cupboard with doors leading into all principal rooms. Double doors open into a dual aspect sitting/dining room with an electric fire and surround, views over the Great Field. The fitted kitchen with a range of wall and floor mounted units with worktops over, breakfast bar and an integral eye-level double oven, hob, extractor hood, dishwasher and fridge/freezer including a freestanding washing/dryer.

The principal bedroom has fitted wardrobes and an ensuite shower room, the second bedroom also with fitted wardrobes. There is also a bathroom.

## OUTSIDE

Externally there is a communal landscaped garden with gravelled beds, paved seating areas and a variety of shrubs. A gated driveway leads to a covered parking area.

## DIRECTIONS

What3words:///cabinet.revamping.partner

## SITUATION

The property is located just a short walk to Pummery Square with bus stop, general store, doctors, pharmacy, leisure centre, public house and cafes. Close by is Queen Mother Square which offers a good range of amenities including Waitrose, a public house, butchers, Luxury Monart Spa, gallery, coffee houses, restaurant and garden centre. Across the Poundbury development there are further independent retailers and a post office, veterinary practice, dental surgeries, along with the vibrant and friendly Damers First School.

## SERVICES

Mains drainage, electricity and water.  
Night storage heating.

Broadband- Ultrafast broadband is available with up to 1800 Mbps download speed  
Mobile phone coverage- Network coverage is likely indoors

and outdoors.  
(Information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset District Council Tel: Tel: 01305 251000.

## MATERIAL INFORMATION

Lease Details

We understand that the Lease details are approximately the following: 125 years from 1st January 1998  
Leasehold remaining 98 years.

Service charge payable 2025 - £3,710.69 per annum  
Ground Rent £613.46 per annum  
Manco service common areas £295.00 pa  
Age requirement - 55 years and over.

EPC C  
Council tax band E





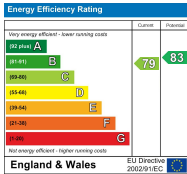
# Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 757 sq ft / 70.3 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 2025. Produced for Symonds & Sampson. REF: 1280056



Poundbury/PGS/28/04/25



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