



## Middlemarsh Street, Dorchester

OFFERED WITH NO ONWARD CHAIN this well-presented, first floor, purpose-built apartment is located in phase one of the sought area of Poundbury. There is light and airy accommodation, predominately carpeted throughout, including a sitting room, dual aspect kitchen/diner, two double bedrooms and bathroom. There is also a right to park in allocated space to the rear of the block. EPC rating C.

Asking price £229,000



### Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III 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 are a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, florist, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

### Accommodation

#### Entrance

Upon entry, you are taken through to a small porch area, creating an ideal space to decant outdoor wear and a cupboard to your left. From there, an additional door leads you to the property's hallway, where access can be gained to all rooms.

#### Sitting Room 4.34m x 3.84m max (14'03" x 12'07" max)

The sitting room is a good-size room featuring a central fireplace with surround and mantle and a side aspect window allowing plentiful natural light to enter the room.

#### Kitchen/Diner 5.23m x 3.18m (17'02" x 10'05" )

The kitchen/diner is fitted with a range of wall and base level units with roll top worksurfaces over and tiled splashback. Integral appliances include a four-ring gas hob with extractor hood over, single oven and fridge. There is ample space for a dining table and chairs.

#### Bedrooms

There are two bedrooms at the property, both double in size with bedroom one further benefitting from fitted storage.

#### Bedroom One 4.01m x 2.74m max (13'02" x 9'00" max)

#### Bedroom Two 4.01m x 2.16m max (13'02" x 7'01" max)

#### Bathroom 2.13m x 1.68m (7'00" x 5'06")

The bathroom is furnished with a panel enclosed bath with shower attachment and folding shower screen, pedestal wash hand basin and WC. The room is finished with laminate flooring throughout.

#### Parking

There is a right to park in allocated space to the rear of the block.



### Agents Notes

Lease length - 250 years less 10 days from 24 October 2002.

Annual ground rent - £125.00.

Annual service charge - £2,209.92.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

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

### Services

Mains electricity, water and drainage are connected. Gas fired central heating.

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

Tel: 01305 211970.

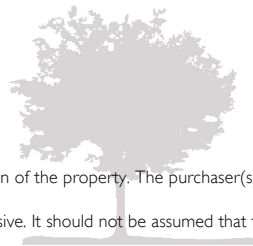
We are advised that the council tax band is B.

### Viewings

Strictly by appointment with the sole agents:

Parkers Property Consultants and Valuers

Tel: 01305 340860



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 662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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