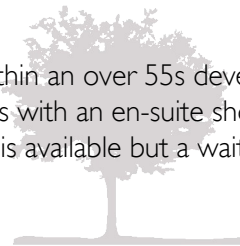




## Middlemarsh Street, Dorchester

Offered for sale with no forward chain is this first floor apartment situated within an over 55s development, located on the outskirts of the sought after area of Poundbury. Accommodation comprises a dual aspect sitting room, kitchen, two bedrooms with an en-suite shower room to the main bedroom and bathroom. The property also enjoys the use of the lovely communal courtyard garden and undercover parking on site is available but a waiting list applies. EPC rating C.

Asking price £150,000



### Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for 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 The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, 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. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.

### Accommodation

#### Entrance

Entrance to the apartment is via a wooden door, taking you through to the property's hallway. From there, a storage cupboard can be located, which houses the hot water tank and access can be gained to the majority of rooms.

#### Sitting Room 4.11m x 3.81m max (13'06" x 12'06" max)

The sitting room is a light and airy room, featuring circular windows and a central fireplace with electric fire, surround and mantle. A set of glazed double doors lead through to the kitchen.

#### Kitchen 3.15m x 1.93m (10'04" x 6'04" )

The kitchen is fitted with a range of wall and base level units with worksurfaces over and tiled splashback. Appliances include a 1 ½ sink and drainer, integral four-ring electric hob with extractor hood above, double oven and fridge/freezer. The room is finished with tile-effect vinyl flooring throughout and a circular window, providing a easterly aspect with views towards Dorchester town centre.

#### Bedrooms

There are two bedrooms at the property, both good-size and both benefitting from ample fitted storage and fitted desks. Bedroom one additionally benefits from an en-suite shower room with WC, wash hand basin and shower cubicle.

#### Bedroom One 4.83m x 2.84m max (15'10" x 9'04" max)

#### En-Suite 1.63m x 1.40m (5'04" x 4'07" )

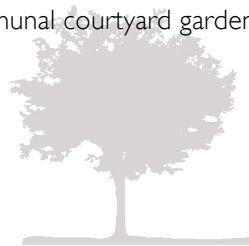
#### Bedroom Two 2.95m x 2.29m (9'08" x 7'06" )

#### Bathroom 2.03m x 1.75m max (6'08" x 5'09" max)

The bathroom has fully tiled walls and is furnished with a suite consisting of a panel enclosed bath, WC and wash hand basin.

#### Parking

Undercover parking on site is available but a waiting list applies and there is a communal courtyard garden offered.





### Agents Notes

Ground rent - £306.73 half yearly per 2024 invoice.

Service Charge - £3630.96

Lease Length - 125 years from 1 January 1998

There is an annual Manco charge of £300.00.

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

### Flood Risk

Surface water – Low risk.

Rivers and the sea – Low risk.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Services

Mains electricity, water and drainage are connected. Electric storage heaters.

### Local Authorities

Dorset Council  
County Hall  
Colliton Park Dorchester  
Dorset  
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is D.

### Viewings

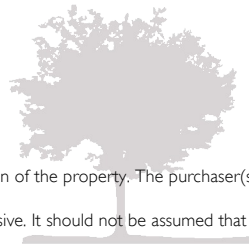
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



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**  
549 sq.ft. (51.0 sq.m.) approx.

