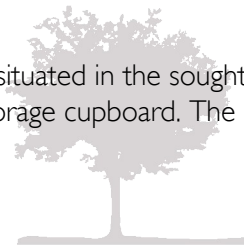




## Middlemarsh Street, Dorchester

£215,000

Offered for sale with no onward chain is this lease-hold first floor apartment situated in the sought after location of Poundbury. Accommodation comprises of a spacious front aspect kitchen, living room, family bathroom, two double bedrooms and a storage cupboard. The property offers two allocated parking spaces.



## 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 property is via a door that takes you to the communal stairway where the property is the first door to the right on the first floor. Enter the flat to a porchway which leads to the hallway providing access to all rooms. There is also a good size storage cupboard upon entrance.

### Living Room 4.53 x 3.13 (14'10" x 10'3")

The first door on your left leads you to a spacious living room with front aspect window providing ample light. There is an electric fire.

### Kitchen 4.53 x 3.12 (14'10" x 10'2")

The large kitchen is fitted with a range of wall and base level units with worksurfaces over and vinyl flooring throughout. Integral appliances include a four-ring gas hob with oven and extractor hood over and stainless steel sink with mixer tap and drainer.

### Bedrooms

The two bedrooms are both double in size offering rear aspect views and carpet flooring. The second bedroom benefits from a storage cupboard which additionally houses the boiler.

### Bedroom One 3.61 x 3.15 (11'10" x 10'4")

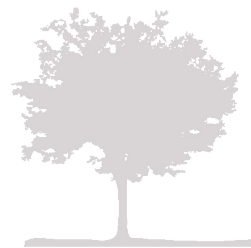
### Bedroom Two 3.15 x 2.64 (10'4" x 8'7")

### Bathroom 2.23 x 1.72 (7'3" x 5'7")

The bathroom is furnished with a panel enclosed bath, WC and wash hand basin. The room is part-tiled with vinyl flooring.

### Parking

There are two parking spaces available at the rear of the property.



### Agent Notes

Ground rent - £125.00 yearly per 2020 invoice.

Service Charge - £2513.72

Lease Length - 228 years from 2024

There is an annual Manco charge of £280.00

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

### Flood Risk

Surface Water - High

Rivers and the Sea - Very Low

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

### Services

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

### Local Authorities

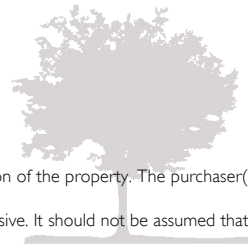
Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

The council tax band is B.

### Viewings

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



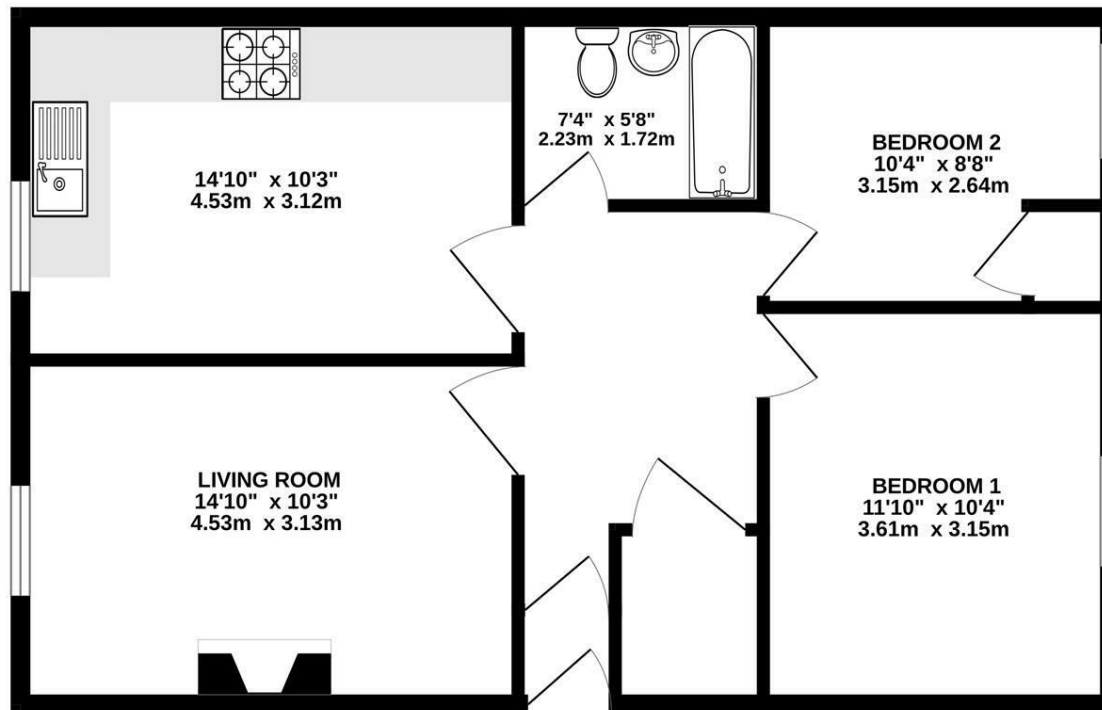
Important notice. Parkers notify that:

- 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.



### GROUND FLOOR 661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 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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