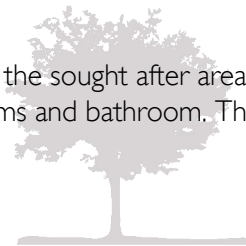




## Middlemarsh Street, Dorchester

A well-presented, first floor, purpose-built apartment located in phase one of the sought after area of Poundbury. There is light and airy accommodation, predominantly carpeted throughout, including a lounge, dual aspect kitchen/diner, two double bedrooms and bathroom. The apartment comes with a right to park in an allocated space to the rear of the block. EPC rating C.



Asking price £210,000

### 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.

Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

### Accommodation

#### Communal Entrance

Entrance to the property is gained via a secure communal entrance with intercom system.

#### Apartment 35

A wooden door opens onto a small porch area offering an ideal space to decant outdoor wear. There is a cupboard offering storage space. From there, an additional door leads you to the property's hallway, where access can be gained to all rooms.

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

The lounge 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" )

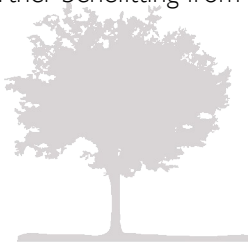
The kitchen/diner is fitted with a range of wall and base level units with roll top worksurfaces over and tiled splashback. Integral appliances include a four-ring gas hob with extractor hood over, single oven and fridge. There is ample space for a dining table and chairs.

#### 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 - £2,477.96

There is an annual Manco charge with charges varying between £225 and £315 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.

### Mobile and Broadband

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#>

### Local Authorities

Dorset Council

County Hall

Colliton Park

Dorchester

Dorset

DT1 1XJ

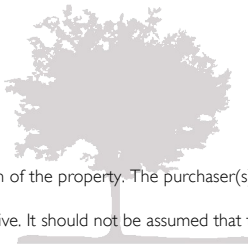
Tel: 01305 211970.

We are advised that the council tax band is B.

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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