



Symonds
& Sampson

Apartment 2 Fleur De Lis

Middlemarsh Street, Poundbury, Dorchester, Dorset

2 Fleur De Lis

Middlemarsh Street

Poundbury

Dorchester Dorset DT1 3GX

This ground floor, two-bedroom retirement apartment is the largest property within its imposing building, offering spacious living with access to communal gardens.



- Ground floor retirement apartment
 - Elegant high ceilings
- Spacious sitting room with attractive bow window
 - No forward chain
 - Leasehold 97 years remaining
- Service Charge 2026 - £4,018.00 per annum
- Ground Rent 2026 - £620.00 per annum

Guide Price **£145,000**

Leasehold

Poundbury Sales

01305 251154

poundbury@symondsandsampson.co.uk



THE PROPERTY

This delightful ground floor apartment is situated in Phase 1 of Poundbury. The accommodation comprises a hallway with doors leading into all principal rooms. The impressive sitting room with a large attractive bow window and opening into a dining room with double doors to the kitchen. The fitted kitchen with a range of wall and floor mounted units with worktops over, integral eye level double oven, hob, extractor hood and fridge/freezer, with space for a washing machine.

The principal bedroom has fitted wardrobes and an ensuite shower room, there is a second bedroom along with 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 Pummary

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, 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.

There is mobile coverage in the area. Please refer to Ofcom's website for further details

Local Authority
Dorset District Council Tel: Tel: 01305 251000.
Council Tax Band E

MATERIAL INFORMATION

Lease Details

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

Leasehold remaining 97 years.

Service charge payable 2026 - £4,018.00 per annum
Ground Rent £620.00 per annum E&M Landlord
Manco service common areas £295.00 per annum
Age requirement - 55 years and over.

EPC C
Council tax band E

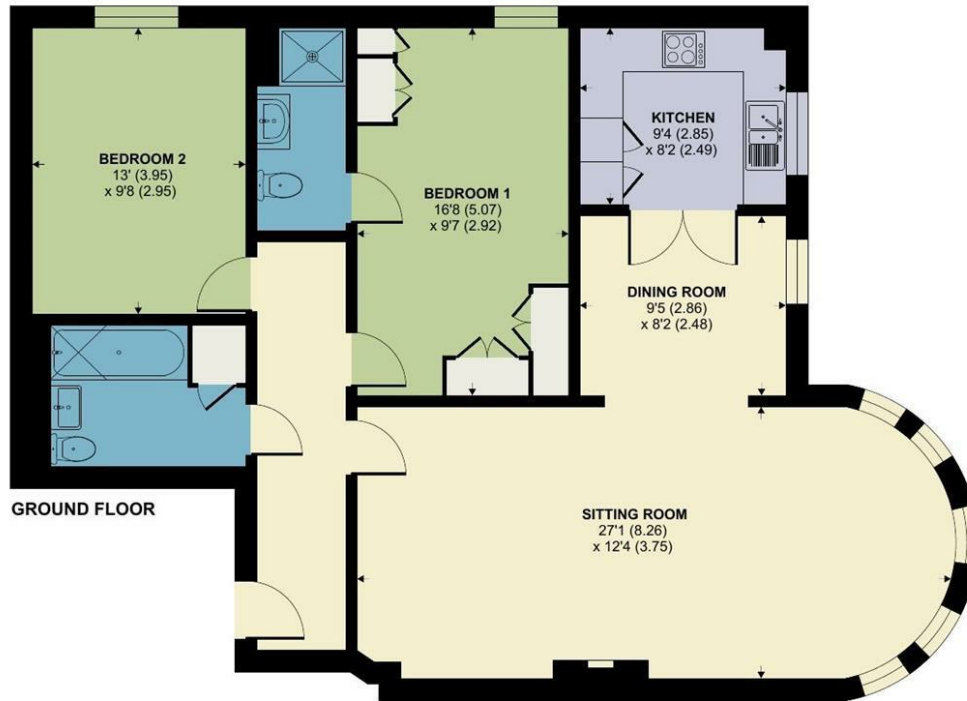


Middlemarsh Street, Poundbury, Dorchester

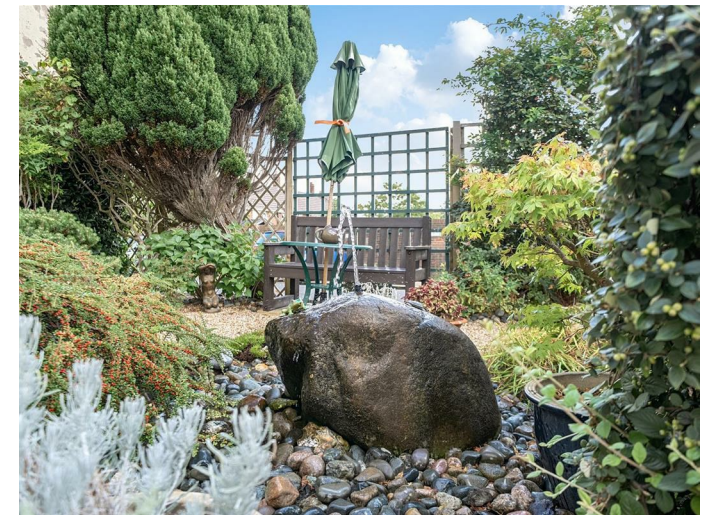
Approximate Area = 978 sq ft / 90.8 sq m

For identification only - Not to scale

Energy Efficiency Rating	Current	Potential
Energy Performance	A	A
Energy Cost	B	B
Energy Demand	C	C
Energy Efficiency	D	D
Energy Emissions	E	E
Energy Efficiency	F	F
Energy Emissions	G	G
Energy Efficiency	H	H
Energy Emissions	I	I
Energy Efficiency	J	J
Energy Emissions	K	K
Energy Efficiency	L	L
Energy Emissions	M	M
Energy Efficiency	N	N
Energy Emissions	O	O
Energy Efficiency	P	P
Energy Emissions	Q	Q
Energy Efficiency	R	R
Energy Emissions	S	S
Energy Efficiency	T	T
Energy Emissions	U	U
Energy Efficiency	V	V
Energy Emissions	W	W
Energy Efficiency	X	X
Energy Emissions	Y	Y
Energy Efficiency	Z	Z



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1513527



Poundbury/PGS/02.09.26



01305 251154

poundbury@symondsandsampson.co.uk

Symonds & Sampson LLP

Archpoint House, 7 Queen Mother Square, Poundbury
Dorchester, Dorset, DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT