



## Middlemarsh Street

Poundbury, Dorchester DT1 3GX

- Retirement Apartment (Over 55's)
- First Floor (Lift to all Floors)
- Residents Parking Area
- House Manager & 24hr Emergency Call System
- Close to Bus Route
- One Double Bedroom
- No Onward Chain
- Communal Gardens & Lounge & Visitors Guest Suite
- Sought After Location In Poundbury, Dorchester
- Local Convenience Nearby

**Asking Price £105,000 Leasehold**





## SUMMARY OF ACCOMMODATION

### APARTMENT

Entrance Hallway

Lounge/Diner  
15'11" x 10'6"

Kitchen  
6'9" x 7'9"

Bedroom  
12'10" with wardrobe x 9'1"

Bathroom  
7'7" x 5'7"

### COMMUNAL AREAS

Entrance with Cloakrooms

Residents Lounge

Guest Suite

Gardens

Gated Parking



Located on the outskirts of the sought after development of Poundbury is this one bedroom purpose built apartment offered for sale in an over 55s development and with no onward chain.

The property enjoys well-presented accommodation comprising a generous lounge/dining room, a well appointed kitchen, double bedroom with built-in wardrobe and a bathroom comprising a bath with shower over, WC and wash hand basin. In addition, the apartment benefits from use of the landscaped communal courtyard garden.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles'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 are 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, and garden centre. Monart luxury spa is open in the Royal Pavilion,

Queen Mother Square and the Dorset County Hospital is also a short walk away.

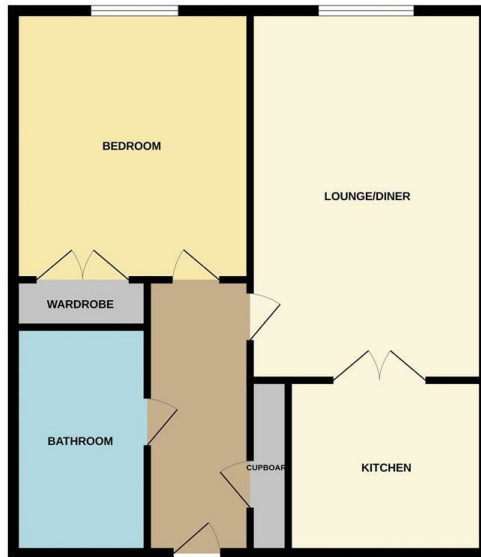
Fleur de Lis is a managed block of 29 prestigious retirement properties. The building, which was constructed in 1998, has double-glazed units, economy electric heating, emergency careline facilities, a security entry phone system, lift and stairs to all floors, a communal residents lounge and landscaped garden to enjoy some outside space during the warmer weather. There is also a guest suite on site, which is bookable in advance.

We have been informed that there is 100 years remaining with a service charge of £3600 a year and ground rent of £250 a year.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **B**

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors 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 not be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not intended and no guarantee is given for their condition or reliability at the time of writing.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

