



Symonds  
& Sampson

# 1 Cambridge Walk

Middlemarsh Street, Poundbury, Dorchester, Dorset



# 1 Cambridge Walk

Middlemarsh Street  
Poundbury Dorchester  
Dorset DT1 3FD

A first-floor apartment with its own entrance, delightfully situated on the edge of Poundbury and just minutes from a large park and a range of amenities.



- First floor apartment with own entrance
  - Two double bedrooms
  - Spacious sitting room
    - Separate kitchen
    - Two bathrooms
    - Allocated parking
- Close to Pummary Square
  - No forward chain

Guide Price **£279,950**

Leasehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)



## THE PROPERTY

Built as part of the first phase of Poundbury, the property has attractive elevations and offers elegant living accommodation.

## ACCOMMODATION

Steps lead to the ground floor entrance and up to a well-proportioned first floor apartment. Within the apartment the hallway has a storage cupboard and doors leading to all rooms. The generously proportioned sitting room has two front aspect windows, a living flame gas fire with French doors opening to the kitchen.

The kitchen is well appointed with a range of oak wall and floor cupboards with integrated dishwasher and washing machine together with four ring gas hob and built in electric oven and space for integrated fridge and freezer.

The accommodation includes two double bedrooms, the principal bedroom having a dual aspect and benefits from fitted wardrobes and an en-suite shower room. Family bathroom.

## OUTSIDE

The apartment has the added benefit of an allocated parking space situated to the rear of the building.

## SITUATION

The apartment is situated on Cambridge Walk a short walk to Pummery Square with a 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, gallery, coffee houses, restaurant and a 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.

Dorchester town centre is situated approximately 1 mile away and offers a comprehensive range of shopping and recreational facilities including a library and two cinemas. It is in the catchment area of several highly regarded schools including the Thomas Hardy School. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf. The town also boasts mainline rail links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross-channel ferries at Poole and Weymouth. There is a regular bus service from Poundbury to Dorchester with connections to surrounding towns and villages.

The Jurassic Coastline is a few miles to the south with

some sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

What3words:///choice.thanks.musically

## SERVICES

Mains water, gas and electricity are connected. Mains drainage.

Broadband - Ultrafast speed available

Mobile - It is reported you are likely to have network coverage for both indoors and outdoors (Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

Council Tax Band: D

EPC: C

Leasehold

We understand from our vendor:

Leasehold – 250 years from 1999 with 225 years remaining.

Service Charge - £765.00 per annum

Ground Rent - £70.00 per annum

Jestyn Coke Property Management, Blandford Forum

Manco Charge - We are advised that there is a sum of circa £250.00 per annum payable to the Poundbury Estate.

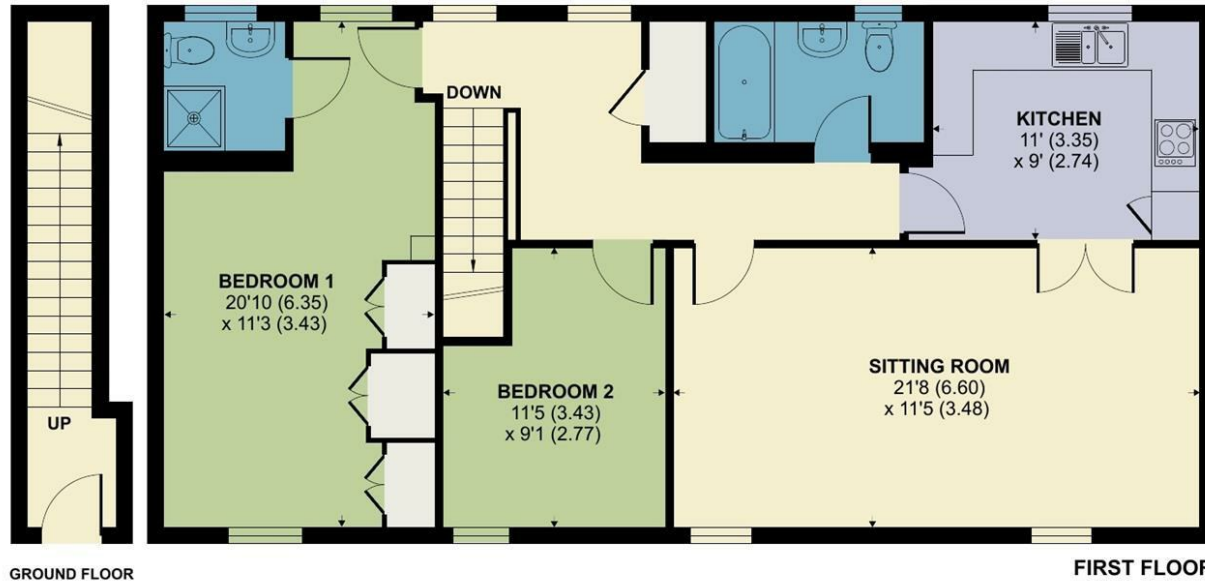




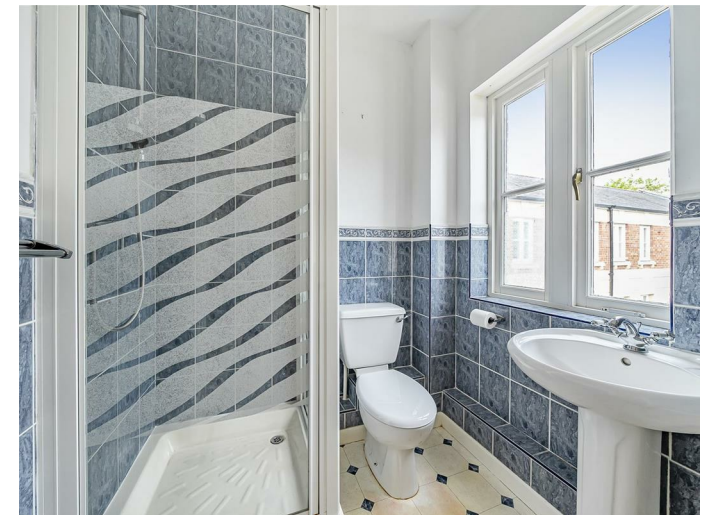
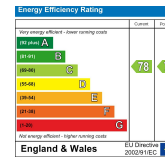
# Cambridge Walk, Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 949 sq ft / 88.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1148670



Poundbury/PGS/27.08.25rev



01305 251154

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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