

Symonds  
& Sampson



# Flat 3, Fleur De Lis

Middlemarsh Street, Poundbury, Dorchester, Dorset

# Flat 3 Fleur De Lis

Middlemarsh Street

Poundbury

Dorchester

Dorset DT1 3GX

A delightful two bedroom ground floor, retirement apartment with grand high ceilings in all rooms, offered with no forward chain.



- Ground floor retirement apartment
- Communal residents lounge and landscaped garden
  - Dual aspect sitting room
    - No forward chain
  - Leasehold 97 years remaining
- Service Charge 2026 - £3,710.69 per annum
- Ground Rent £613.46 per annum

Guide Price **£140,000**

Leasehold

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



## INTRODUCTION

The apartment is situated on the ground floor of this managed block of 29 retirement properties. Fleur De Lis is designed as an independent living environment, not assisted living. Constructed in 1998, it includes double-glazed units, electric heating, emergency careline facilities, security entry phone system, lift and stairs to all floors, communal residents lounge and landscaped garden. There is also a guest suite on site, which is bookable in advance. No pets are allowed.

## THE PROPERTY

This ground floor apartment offers a well-proportioned accommodation, with views over the communal gardens. A welcoming hallway with airing cupboard with doors leading into all principal rooms. The dual aspect sitting room has an electric fire and surround, double doors to 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. There is a bathroom with shower over the bath and two bedrooms both with fitted wardrobes.

## 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.

## SITUATION

The property is located just a short walk to Pummery 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, gallery, 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.

## DIRECTIONS

What3words:///cabinet.revamping.partner

## 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 D

## 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 - £3,710.69 per annum  
Ground Rent £613.46 per annum  
Manco service common areas £315.00 per annum  
Age requirement - 55 years and over.

Under the Estate Agents Act 1979 we are required to inform any prospective purchaser that this property is owned by a relative of a member of staff at Symonds & Sampson and as such constitutes a "connected person".



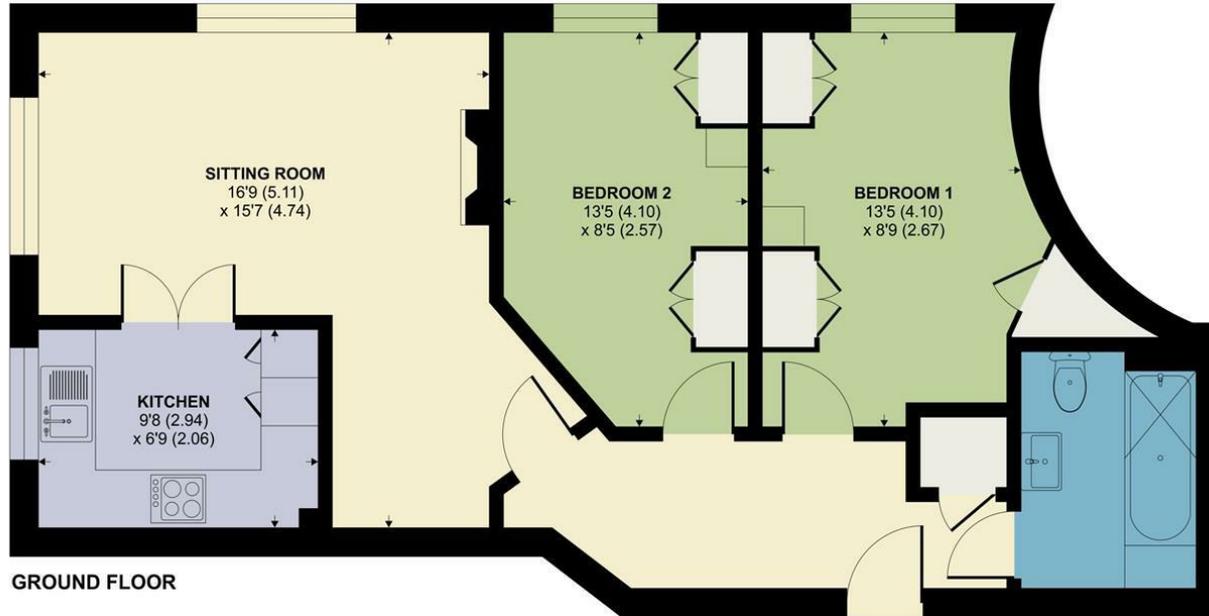
# Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 663 sq ft / 61.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Symonds & Sampson. REF: 1408909



Poundbury/pgs/17.2.26



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