



Middlemarsh Street, Dorchester, DT1 3

Offers Over £80,000

Meyers Estates Poundbury

www.meyersstates.com | 01305 259436



- Retirement Apartment (Over 55's)
- First Floor (Lift to all Floors)
- House Manager & 24hr Emergency Call System
- Residents Parking Area
- Communal Gardens & Lounge & Visitors Guest Suite
- Sought After Location In Poundbury, Dorchester
- Close to Amenities & Buses
- Leasehold (125 years from 1997)
- No Forward Chain

One Bedroom Retirement Apartment | Over 55s Development | No Forward Chain | Sought-After Poundbury Location

Situated on the outskirts of the highly desirable Poundbury development, this well-presented one-bedroom purpose-built apartment is offered for sale within a popular and well-managed over-55s development. The property is available with no forward chain.

The accommodation comprises a generous lounge/dining room, a well-appointed kitchen and a bathroom fitted with a bath. Residents also enjoy the use of a beautifully maintained landscaped communal courtyard garden.

Fleur de Lis is a prestigious retirement development of 29 apartments, constructed in 1998 and offering a range of communal facilities including a residents' lounge, lift access to all floors, secure entry system, emergency careline, economy electric heating, double glazing and attractive communal gardens. A guest suite is also available for visiting friends and family (bookable in advance).

The elegant communal entrance hall incorporates a library and seating area with tea and coffee-making facilities, providing a welcoming space for residents and their guests.

Poundbury is an award-winning urban extension of Dorchester, designed to support sustainable community living. The apartment is ideally located within walking distance of a wide range of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant, cafés, bistros, independent shops, medical centre, dentists, garden centre, the Monart Luxury Spa at Queen Mother Square, and Dorset County Hospital.

Service Charge / MANCO Charge: One

- Vendors have said they would be happy to include the white goods in the purchase price.





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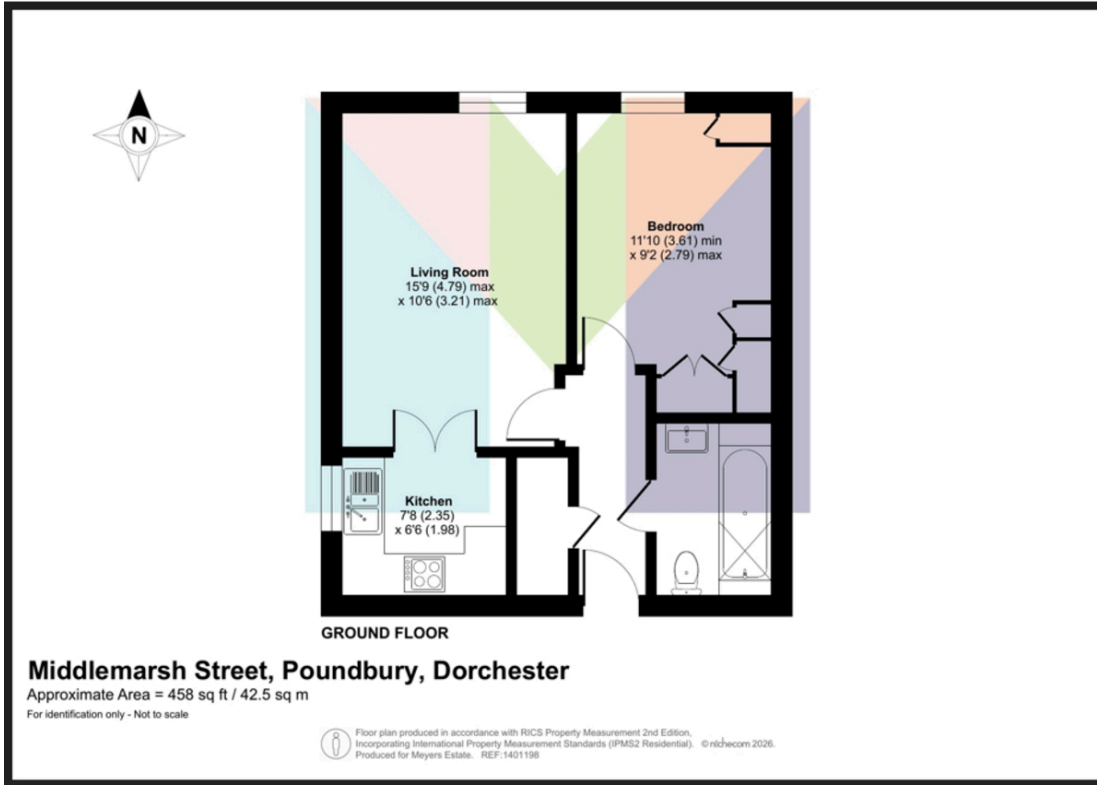


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

