



Symonds
& Sampson

27 Fleur De Lis

Middlemarsh Street, Poundbury, Dorchester,

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Middlemarsh Street

Poundbury

Dorchester

DT1 3GX

A one bedroom, second floor retirement apartment with resident lounge and communal gardens, offered with no forward chain.



- Third floor retirement apartment with lift to all floors
- Communal residents lounge and landscaped garden
 - Fitted kitchen
 - Fitted wardrobes and cupboard in bedroom
 - Leasehold 97 years remaining
- Service Charge 2026 ~ £4,440.00 per annum
- Ground Rent £524.00 per annum

Guide Price **£70,000**

Leasehold

Poundbury Sales

01305 251154

poundbury@symondsandsampson.co.uk



Resident Lounge



THE PROPERTY

The apartment is situated on the second 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.

The accommodation comprises a hallway, airing cupboard with doors leading into all principal rooms. The sitting room with 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 space for a fridge/freezer and washing machine. There is a shower room with a double shower cubicle and a double bedroom with fitted wardrobes and cupboards.

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 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.

DIRECTIONS

What3words:///daydream.detective.ignore

SERVICES

Mains drainage, electricity and water.
Night storage heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority

Dorset District Council Tel: Tel: 01305 251000.

Council Tax Band C.

AGENTS NOTE

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 ~ £4,020.00 per annum

Ground Rent £524.00 per annum

Manco service common areas £315.00 per annum

Age requirement - 55 years and over.

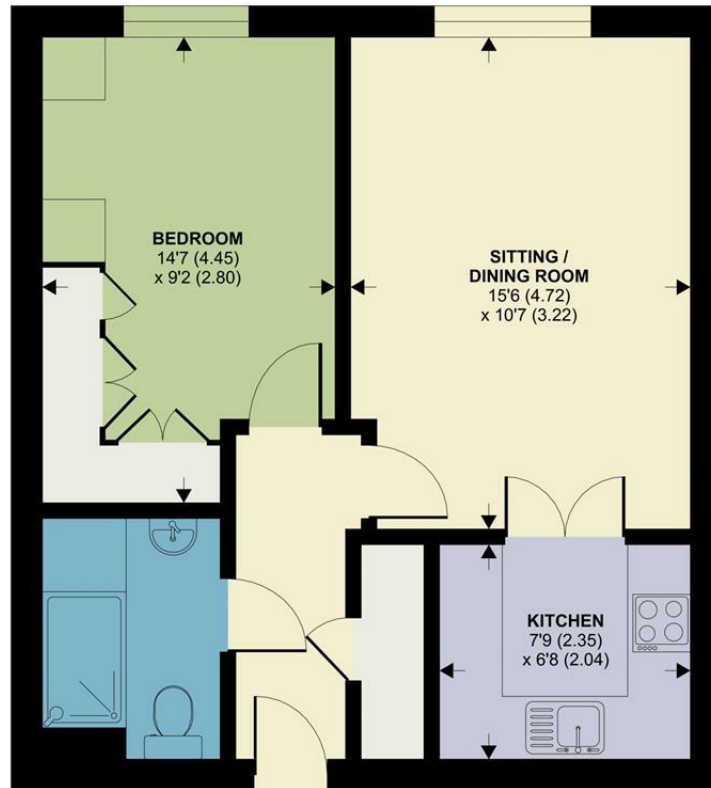
Photos taken in September 2026



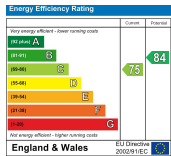
Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 475 sq ft / 44.1 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1515516



Poundbury/pgs/10.9.26



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