

## Middlemarsh Street

**Poundbury Dorchester, DT1 3GX**

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**Guide Price**
**£80,000 Leasehold**

Hull Gregson Hull

# Middlemarsh Street

Poundbury Dorchester, DT1 3GX

- Exclusive retirement living for the over 55s
- Light and spacious double bedroom
- Convenient first-floor apartment with lift access
- Move straight in with no onward chain
- Elegant residents' lounge and social spaces
- Beautifully maintained communal gardens
- Guest accommodation for visiting family and friends
- House Manager and 24-hour Careline for added peace of mind
- Residents' parking available
- Moments from Poundbury's shops, cafés and everyday amenities

















Set within the prestigious Fleur de Lis retirement development in the heart of Poundbury, this beautifully presented one-bedroom apartment offers the perfect balance of independence, security and community living for the over 55s. Positioned on the first floor with lift access, the property is offered with no onward chain, making it an excellent opportunity for those seeking a smooth and uncomplicated move.

Residents enjoy an exceptional lifestyle with access to elegant communal facilities, beautifully maintained gardens, a welcoming owners' lounge and the reassurance of a House Manager and 24-hour Careline system. Ideally located just moments from Poundbury's excellent selection of shops, cafés, restaurants and everyday amenities, this apartment provides a low-maintenance home in one of Dorchester's most desirable and well-connected neighbourhoods.



Occupying a desirable first-floor position within the popular Fleur de Lis retirement development, this well-presented apartment offers an ideal opportunity for those seeking an independent lifestyle with the reassurance of on-site support and excellent communal facilities.

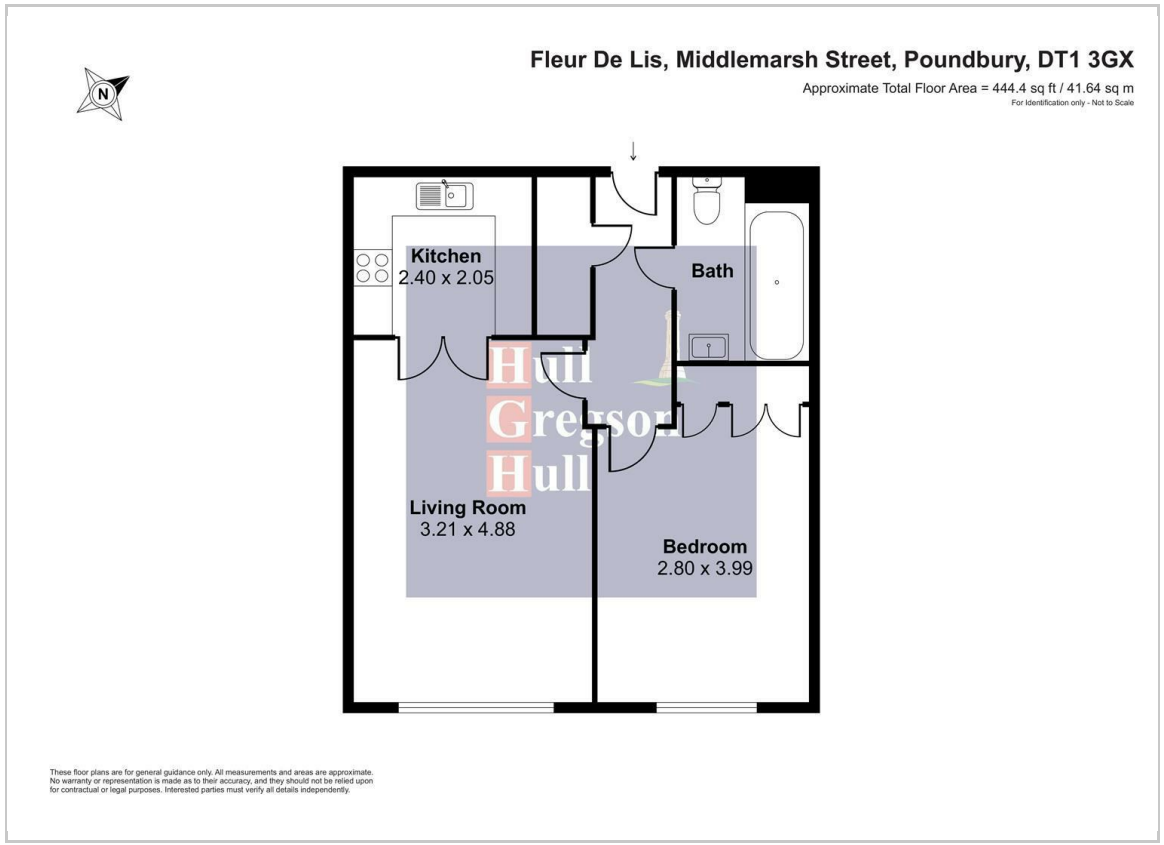
The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway leading to a generous sitting and dining room, providing ample space to relax or entertain. The adjoining kitchen is fitted with a range of modern units offering practical storage and workspace, creating a functional environment for everyday living.

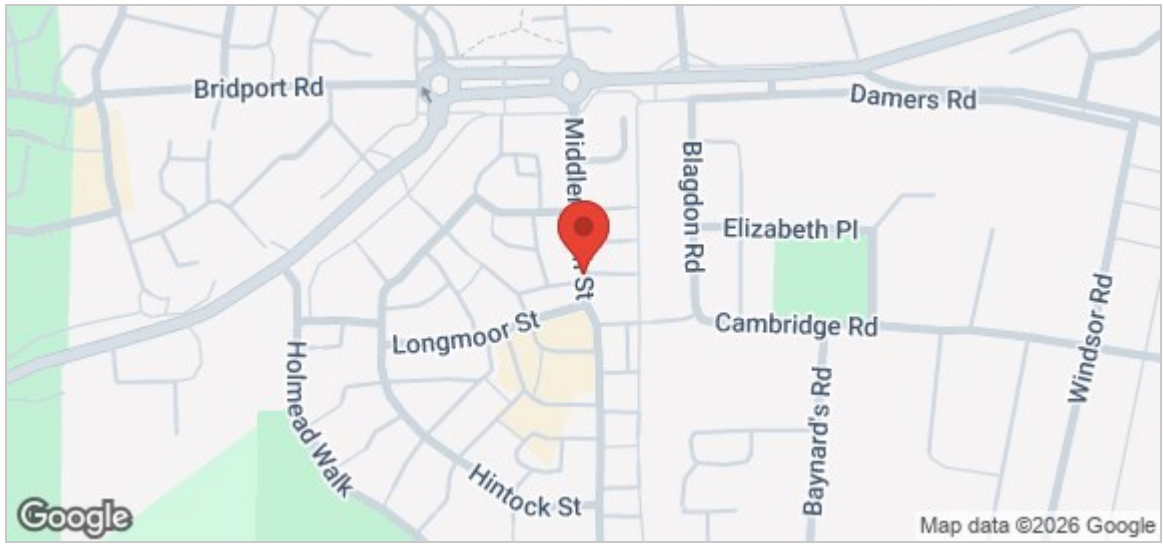
The double bedroom is well-proportioned and benefits from a built-in wardrobe, while the bathroom is fitted with a white suite including a bath with shower over, wash hand basin and WC.



Fleur de Lis has been designed to encourage both independence and community living. Residents can enjoy the beautifully maintained communal gardens, a comfortable residents' lounge for social gatherings, a bookable guest suite for visiting family and friends, residents' parking, secure entry system, lift access to all floors and the reassurance of a House Manager alongside a 24-hour emergency Careline service.

Perfectly positioned within the award-winning Poundbury development, the apartment enjoys immediate access to an outstanding selection of everyday amenities. Independent boutiques, cafés, restaurants, Waitrose, medical facilities, a garden centre and the renowned Monart Spa are all within comfortable walking distance, allowing residents to enjoy a convenient and vibrant lifestyle without relying on a car. Excellent bus services and nearby transport links further enhance the property's accessibility.




**Lounge/Diner**
16'0" x 10'6" (4.88 x 3.21)

**Kitchen**
7'10" x 6'8" (2.40 x 2.05)

**Bedroom**
13'1" x 9'2" (3.99 x 2.80)

**Bathroom**
7'7" x 5'6" (2.32 x 1.69)

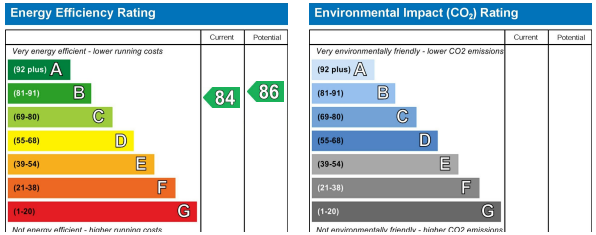
## Dorchester Additional Information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy. There is a £210 PA MANCO Charge for Poundbury.

Property type: First Floor Retirement Apartment
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

## Dorchester Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




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