



9 Fleur De Lis

Middlemarsh Street, Poundbury, Dorchester,

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Poundbury

Dorchester

DT1 3GX

A one bedroom, first floor retirement apartment situated close to The Great Field and local amenities.



- First floor retirement apartment
- Communal residents lounge and landscaped garden
 - Attractive circular windows
- 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 **£80,000**

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



INTRODUCTION

The apartment is situated on the first 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 first-floor apartment with attractive circular windows is situated in Phase 1 of Poundbury. 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 fridge/freezer, with space for a washing machine. There is a bathroom with shower over the bath 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 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, 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.

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 C.

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 ~ £4,440.00 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 July 2026



Middlemarsh Street, Poundbury, Dorchester

Approximate Area = 455 sq ft / 42.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1484662



Energy Efficiency Rating		Current	Reported
Very energy efficient - lower running costs			
92-100	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 & Wales

EU Directive 2002/91/EC

Poundbury/pgs/7.7.26



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