

# PRICE REDUCTION



McCarthy & Stone  
RESALES



Bowes Lyon Place, Poundbury, Dorchester  
Asking price £205,000 Leasehold

For further details  
please call 0345 556 4104

# Bowes Lyon Place, Poundbury, Dorchester

A SUPERB one bedroom apartment, situated on the first floor of this STUNNING RETIREMENT development. The BEAUTIFUL SOCIAL SPACES include club lounge, billiards room, table service restaurant, library, orangery and function room.

## INTRODUCTION:

An excellent one bedroomed apartment located on the first floor in a prime position close to the library, billiard room and lift service to all other floors. The atrium effect on this floor overlooks the main development entrance and creates a feeling of opulence as you leave the lift. The accommodation is very roomy with a good-sized living room, luxury fitted kitchen complete with integrated appliances, excellent double bedroom, and a modern wet room with a level access shower.

Constructed in late 2016 by renowned retirement home specialists McCarthy and Stone, Bowes Lyon Court is a unique development situated in the heart of Poundbury on Queen Mother Square it continues to be one of our most sought-after developments and it is not difficult to understand why; It gives the impression of a 5 star hotel yet is a 'retirement living plus' development comprising of 62 one and two bedroomed apartments providing a lifestyle living opportunity for the over 70's. Designed specifically for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and estate manager who will oversee the smooth running of the development. Homeowners benefit from a fantastic restaurant serving a varied three course lunch daily, one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. In addition, the development also offers beautiful social spaces such as a club lounge, billiards room, table service restaurant, library, orangery, and function room. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Bowes Lyon Court; there is an active Home Owners social scene. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as involved or remain as private as they might wish.

Poundbury is a unique urban development influenced and overseen by Charles, Prince of Wales, reflecting his vision of new communities in the 21st century. There is a vibrancy in Poundbury unlike any other

and there are numerous amenities within walking distance of Bowes Lyon Court including Waitrose, the Duchess of Cornwall Hotel and Restaurant, dentists, a medical centre, and a mature woodland park.

## ENTRANCE HALL:

Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, boiler cupboard with light housing the Gledhill boiler supplying domestic hot water and 'Vent Axia' heat exchange unit.

## LIVING ROOM:

A deep sliding-sash styled double-glazed window is an attractive feature., it has a motorised opening function and looks out on a quiet Street scene. A feature glazed panelled double door leading to the kitchen.

## KITCHEN:

Electrically operated double glazed sash window. Excellent fitted kitchen having a quality range of soft cream 'Shaker' styled fitted wall and base units with contrasting woodblock worktops with matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a Neff four-ringed ceramic hob with glazed splashpanel and concealed extractor hood, waist-level Neff oven with matching microwave over and concealed dishwasher, fridge and freezer. Plank effect flooring.

## BEDROOM:

A lovely well-proportioned double bedroom of an interesting shape. With an electrically operated sliding-sash styled double glazed window. Fitted wardrobe with hanging rails shelving and fitted drawer unit.

## WET ROOM:

Modern white suite comprising; back-to-the-wall WC with concealed cistern, vanity wash-hand basin with fitted cupboard under and worktop over. Fitted mirror with integrated light and shaver point. Level access, walk-in shower with both raindrop and conventional shower heads. Ladder style heated radiator, emergency pull cord. Extensively tiled walls and wet room vinyl flooring,

## GENERAL:

Underground car parking is available with a yearly permit at a charge of around £250 pa for which there may be a waiting list. It is a feature of Poundbury that there are very limited restrictions on parking on the

Road ensuring that there is often plenty of parking available around Bowes Lyon court.

Internal doors are quality Oak veneered. In addition to the excellent underfloor heating there is an economic heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms.

## LEASEHOLD

Lease 125 years from 2016  
Ground Rent £435

## SERVICE CHARGE

Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant staffing
- One hour of domestic support per week is included in the service charge at Bowles Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or Estates Manager.





