



APPROX. GROSS INTERNAL FLOOR AREA 756 SQ FT / 70 SQM	Bowes Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/11/22
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

47 BOWES LYON COURT
BOWES LYON PLACE, DORCHESTER, DT1 3DA



Second Floor Retirement Apartment with Dual Aspect Living Room and Easy Access to Lifts

ASKING PRICE £255,000 LEASEHOLD

For further details, please call 0345 556 4104
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BOWES LYON COURT, POUNDBURY, DORCHESTER

SUMMARY

Bowes Lyon Court is something of a flagship development, constructed in late 2016 by multi award-winning retirement homes specialist McCarthy Stone, occupying a commanding position in the heart of Poundbury near to Queen Mother Square. This is a Retirement Living Plus development, exclusively for those aged over 70. Bowes Lyon Court offers the level of freedom needed to maintain your independence for longer in your own home, and live retirement to the full.

There is an on-site team and an Estates Manager 24/7 so residents will receive flexible, consistent support and care where required, in their own home. For added peace of mind, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a club lounge, a table service restaurant serving a varied three course daily lunch, café lounge, billiards room, library, orangery, function room as well as a salon and guest suite where visiting family and friends can be accommodated for a small charge.

For those unaware, Poundbury is a unique urban development influenced and overseen by Charles, formally Prince of Wales, reflecting his vision of new communities in the 21st century. 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 HALLWAY

With solid entrance door having a security spy-hole. A spacious and useful boiler/store cupboard with light and

shelving houses the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. Further store cupboard. A security intercom system provides a verbal and visual link to the main development entrance door. Emergency pull cord and push button control panel connect to the 24/7 Care Line. Feature glazed panelled door to the Living Room.

LIVING ROOM

A bright room with dual aspect double glazed, sash style windows courtesy of the corner position of this lovely apartment. A fireplace with inset electric fire provides a focal point and either light and/or additional heat. Plug sockets are raised for ease of use. A feature glazed panelled door leads to the kitchen.

KITCHEN

Quality range of 'soft-cream' fitted units with attractive contrasting woodblock effect laminated worktops and matching upstands incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprising; a Neff four-ringed halogen hob with extractor hood over, contemporary glazed splash panel, Neff waist-level oven with latest 'tilt and slide' door, matching microwave oven and concealed dishwasher, fridge and freezer. Plank-effect flooring. Sash style double glazed window.

BEDROOM ONE

Excellent double bedroom with a, sash style, double-glazed window, walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord. Plug sockets are raised for ease of use.

SHOWER ROOM

A spacious wet room facility with modern white sanitary ware comprising; practical walk-in level access shower with raindrop shower head and separate adjustable shower, back-to-the-wall WC with concealed cistern,

1 BED | £255,000

inset vanity wash hand basin with under sink store cupboard and mirror with integrated light and shaver point over. Heated ladder radiator/towel rail, emergency pull cord. Ceiling spot light fitting. Extensively tiled walls and wet room vinyl flooring.

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of apartment 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

The Service charge does not cover external costs such as your Council Tax. To find out more about the service charges please contact your Property Consultant or House Manager

Service charge: £7,800.72 per annum (for financial year ending 30/06/2023)

CAR PARKING

There is underground parking at Bowes Lyon Court available on a permit basis (subject to availability) with a charge of around £250 per annum. However, Poundbury is unique in so much as there are no restrictions on parking in any of the surrounding roads, therefore there is always ample parking available nearby.

LEASE INFORMATION

Ground rent: £435 per annum
Ground rent review date: August 2031
Lease - 125 Years from the 1st August 2016

