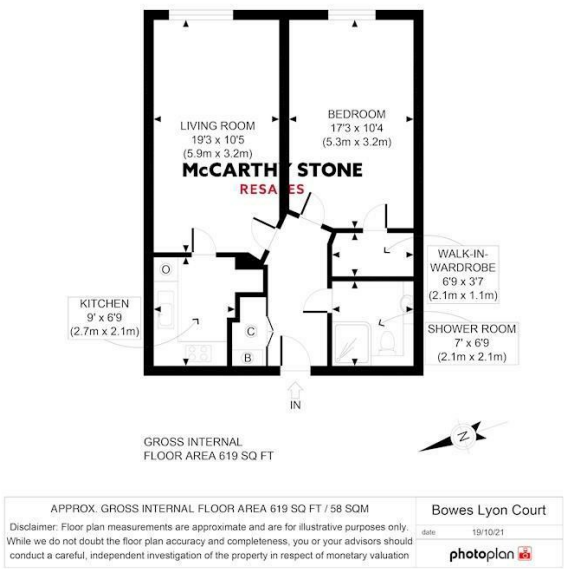


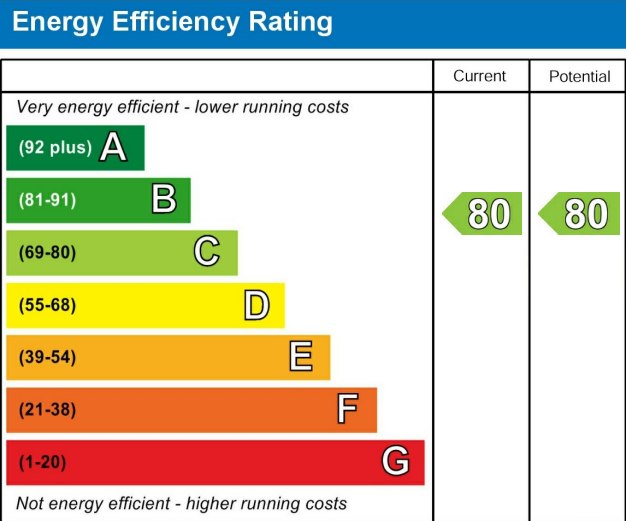
McCARTHY STONE
RESALES

6 BOWES LYON COURT

BOWES LYON PLACE, DORCHESTER, DT1 3DA



COUNCIL TAX BAND: C



McCARTHY STONE
RESALES

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A bright and beautiful one bedroom retirement apartment on the ground floor with a modern feel. Bowes Lyon Court is a beautiful decorated development with amazing faculties -café lounge, billiards room, library, function room as well as a salon and guest suite where visiting family and friends.

PRICE REDUCTION

ASKING PRICE £240,000 LEASEHOLD

For further details, please call 0345 556 4104
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BOWES LYON COURT, POUNDBURY,

1 BEDROOMS £240,000

SUMMARY
Bowes Lyon Court is a flagship development constructed in late 2016 by multi award-winning retirement homes specialist McCarthy Stone and occupies a commanding position in the heart of Poundbury on 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 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 and 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, former 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 security spy-hole. This is a good-sized hallway with ample space for typical hall



furniture. Store cupboard with light, shelving. Security intercom system that provides for a verbal and visual link to the main development entrance door. Emergency pull cord. Feature glazed panelled door to the living room.

LIVING ROOM
A light and bright room courtesy of the large double glazed window. focal point fireplace with inset electric fire. 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 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.

BEDROOM
Excellent double bedroom with a Georgian styled double-glazed window, walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord.

SHOWER ROOM
A spacious wet room facility with modern white sanitary ware comprising; back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and mirror with integrated light and shaver point over, practical walk-in level access shower with raindrop shower head and separate adjustable shower, heated ladder radiator/towel rail, emergency pull cord. Ceiling spot light fitting. Extensively tiled walls and wet room vinyl flooring.



- SERVICE CHARGE (BREAKDOWN)**
- Underfloor heating to the apartments
 - Water rates for communal areas and apartments
 - One hour of domestic support per week is included in the service charge
 - The running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant)
 - Cleaning of communal windows
 - 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, electricity or TV, but does include the cost of your Estates Manager, your water rates, underfloor heating, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or Estates 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 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: August 2031
125 Years from 2016

