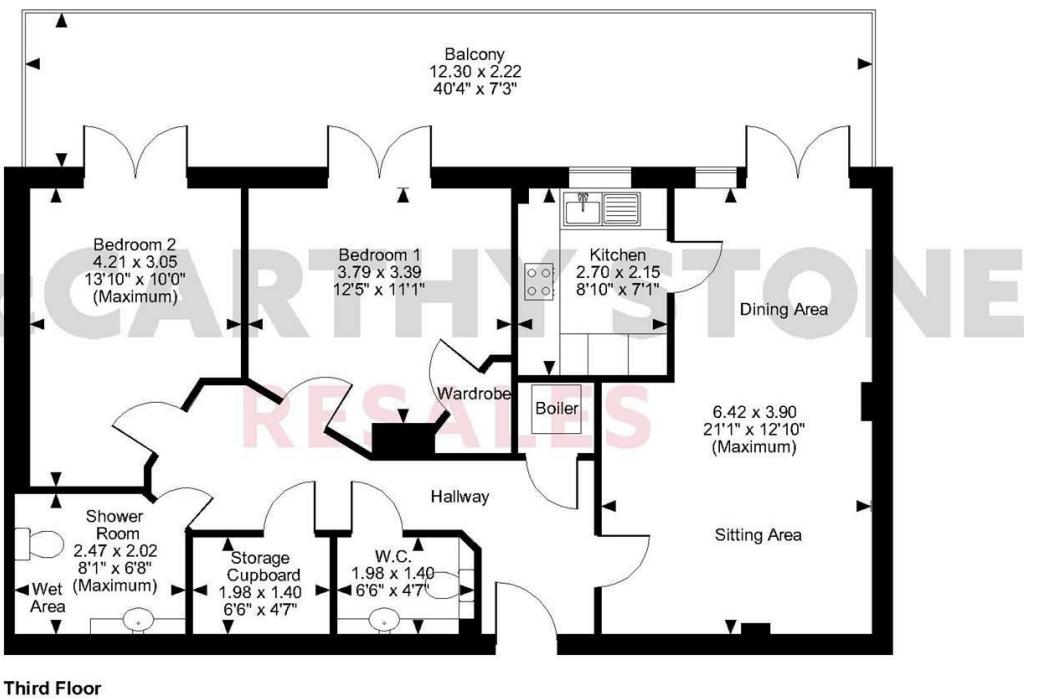
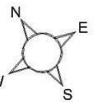


Bowes Lyon Court, Bowes Lyon Place, Poundbury, Dorchester  
Approximate Gross Internal Area  
844 Sq Ft/78 Sq M  
Balcony external area = 292 Sq Ft/27 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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## COUNCIL TAX BAND: E



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

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**McCARTHY STONE**  
RESALES

**61 BOWES LYON COURT**  
BOWES LYON PLACE, DORCHESTER, DT1 3DA



This top floor, two bedroom retirement apartment is situated in a prime position within this stunning development, having a full length private balcony spanning the length of the apartment with beautiful views.

**ASKING PRICE £350,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# BOWES LYON PLACE, POUNDBURY, DORCHESTER

## INTRODUCTION

This spacious apartment in prestigious Bowes Lyon Court occupies a prime top floor position with a stunning outlook over the development courtyard entrance from a private balcony spanning the length of the apartment. The accommodation has doors leading out to the balcony from the sitting room and both bedrooms, making this a very light and airy apartment. The heating is underfloor (included within the service charge) and is complimented by an economical 'Vent-Axia' state-of-the art heat recovery (heat exchange) system.

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 a 24/7 on-site team and an Estates Manager, so homeowners 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 homeowners 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 King Charles, 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 HALL

With solid entrance door having security spy-hole. This is a good-sized hallway with ample space for typical hall furniture. Boiler/store cupboard with light, shelving and housing the



Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. Further store cupboard. 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.

## CLOAKROOM

With back to the wall WC having a concealed cistern, vanity unit with inset wash hand basin, emergency pull cord, ceiling spot light and vinyl flooring

## LIVING/DINING ROOM

A generous size living room with two double glazed doors opening on to the private balcony, along with a window to the side. 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 and contemporary glazed splash panel, Neff waist-level oven, matching microwave oven, concealed dishwasher, fridge and freezer. Plank-effect flooring.

## MASTER BEDROOM

Excellent double bedroom with double doors opening on to the private balcony. Walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord.

## BEDROOM TWO

Double doors opening on to the private balcony. 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, 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.

## 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



# 2 BED | £350,000

restrictions on parking in any of the surrounding roads, therefore there is usually always ample parking available nearby.

## LEASE INFORMATION

Lease Length - 125 Years from August 2016

Ground Rent: £510 per annum

Ground Rent Review Date: August 2031

## SERVICE CHARGE

- 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
- Window cleaning of communal windows and exterior of apartment windows

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: £11,886.69 per annum (for financial year ending 30/06/2024)

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

