



McCarthy & Stone
RESALES



38 Bowes Lyon Court Bowes Lyon Place, Dorchester, DT1 3DA
Asking price £429,000 Leasehold

For further details
please call 0345 556 4104

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This very impressive immaculately presented TWO bedroom Retirement apartment is located on the second floor it has TWO BATHROOMS larger then average rooms including a STORE ROOM and views over the roof tops

Summary

Bowes Lyon Court is a flagship development constructed in late 2016 by multi award-winning retirement homes specialist McCarthy and 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 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 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, 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. 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.



Wet room

With back to the wall WC having a concealed cistern, shallow work-surface over, wash basin, emergency pull cord ceiling spot light and vinyl flooring, practical walk-in level access shower with raindrop shower head and separate adjustable shower, heated ladder radiator/towel rail,

Large Living Room

A light and bright room courtesy of the full height glazing affording a interesting outlook over the roof tops.

Store Room

Additional space off the lounge for storage.

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 One

With views across Dorchester and beyond a great place to watch the sunrise. Excellent size 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.

Bedroom Two

A good size second bedroom with walk-wardrobe. Georgian styled double-glazed window, emergency pull cord.

Wet 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)

- 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

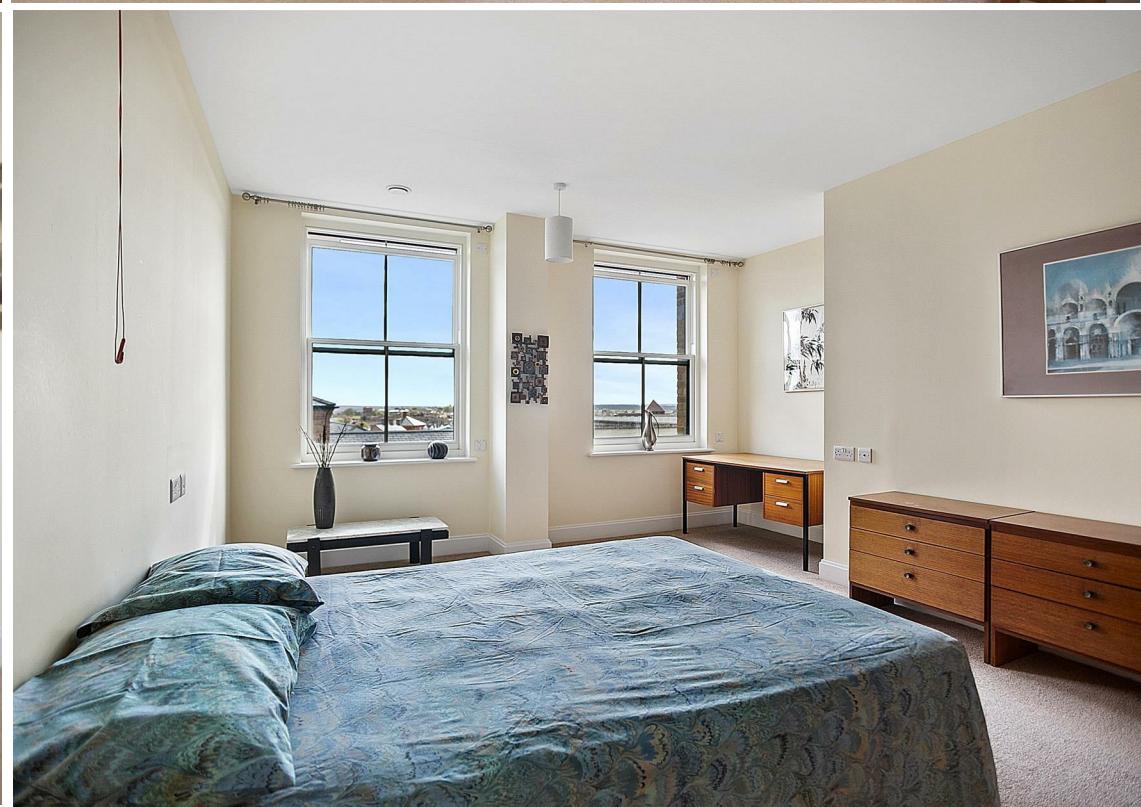
The Service charge does not cover external costs such as your Council Tax. To find out more about the service charges please contact your Property Consultant or House Manager

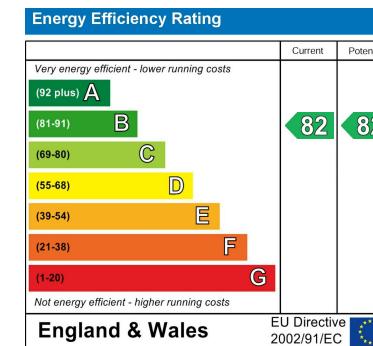
Car Parking

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: £510
125 Years from 2016





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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