



McCarthy & Stone
RESALES



50 Bowes Lyon Court Bowes Lyon Place, Dorchester, DT1 3DA
Asking price £425,000 Leasehold

For further details
please call 0345 556 4104

50 Bowes Lyon Court Bowes Lyon Place, Dorchester, DT1 3DA

A TWO BEDROOM retirement apartment with large West facing balcony and doors from all principal rooms

SPACIOUS ENTRANCE HALL

This lovely apartment is situated on the Top floor of this absolutely stunning development and features a large balcony with doors from all principal rooms. The spacious accommodation is very well presented and provides a lovely double aspect living room with a door to the balcony, a comprehensively equipped kitchen with a host of integrated appliances, a useful cloak, two double bedrooms and a practical wetroom with walk-in shower.

Bowes Lyon Court is a prestigious development occupying a commanding position in the heart of Poundbury on Queen Mother Square. The development consists of 62 one and two bedroom apartments 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 Estates team so residents can receive flexible, consistent care and support in their own home. All the external property maintenance including 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, billiards room, table service restaurant, library, orangery, function room, laundry with washing machines and tumble dryer as well as a salon and guest suite where at least two guests can be accommodated for just a small charge. There are also designated parking spaces for mobility scooters under cover with direct access to the communal area.

For added peace of mind there is wheelchair accessibility to apartments and shared areas, the apartments are equipped with a 24-hour emergency call system and an on-site estates manager.

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.

Bowes Lyon Court has a friendly and thriving community of like-minded residents and offers many social and other activities that stimulate mind, body and soul. Of course there are no expectations of joining in all or any and residents can remain as private and independent as they wish.

CLOAKROOM

With a modern white suite comprising of a back-to-the-wall WC with concealed cistern and corner wall-hung wash hand basin with tiled splashback. Ceiling spot light fitting and wet room slip resistant flooring.

KITCHEN

A beautifully appointed kitchen with an attractive range of 'soft white' fitted units with contrasting woodblock effect laminated worktops and matching upstands, incorporating a stainless steel single drainer sink unit. Comprehensive range of integrated appliances comprising; a Neff ceramic hob with concealed extractor over and contemporary glass splashback, Neff waist-level oven with latest 'tilt and slide' door, matching microwave oven and a full height fridge/freezer and concealed dishwasher. Ceiling spot light fitting and plank-effect vinyl floor covering.

LOUNGE with door to balcony

Double aspect. This is a comfortable and welcoming room where the eye is immediately drawn to the single glass door with full length windows providing access to the lovely balcony. There is open access to the super kitchen.

BEDROOM ONE

The full length window and glass door to the balcony provide a flood of natural light to this pleasing well sized bedroom. Door to built-in wardrobe with auto light, shelving, hanging space and drawer unit. Emergency pull cord.

BEDROOM TWO/DINING ROOM with door to balcony

This room is currently in use as a dining room, demonstrating the flexibility of the accommodation. Emergency pull cord.

SHOWER ROOM

A wet room facility with modern white suite comprising; back-to-the-wall WC with concealed cistern, vanity wash-basin with under sink store cupboard and worktop over, Mirror with integrated light, walk-in level access shower with both raindrop and traditional shower attachments, well positioned grab rails, extensively tiled walls, wet room slip resistant flooring, electric heated towel rail, ceiling spot light fitting, emergency pull cord.

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 grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estates Manager.

Car Park Permit Scheme(subject to availability)

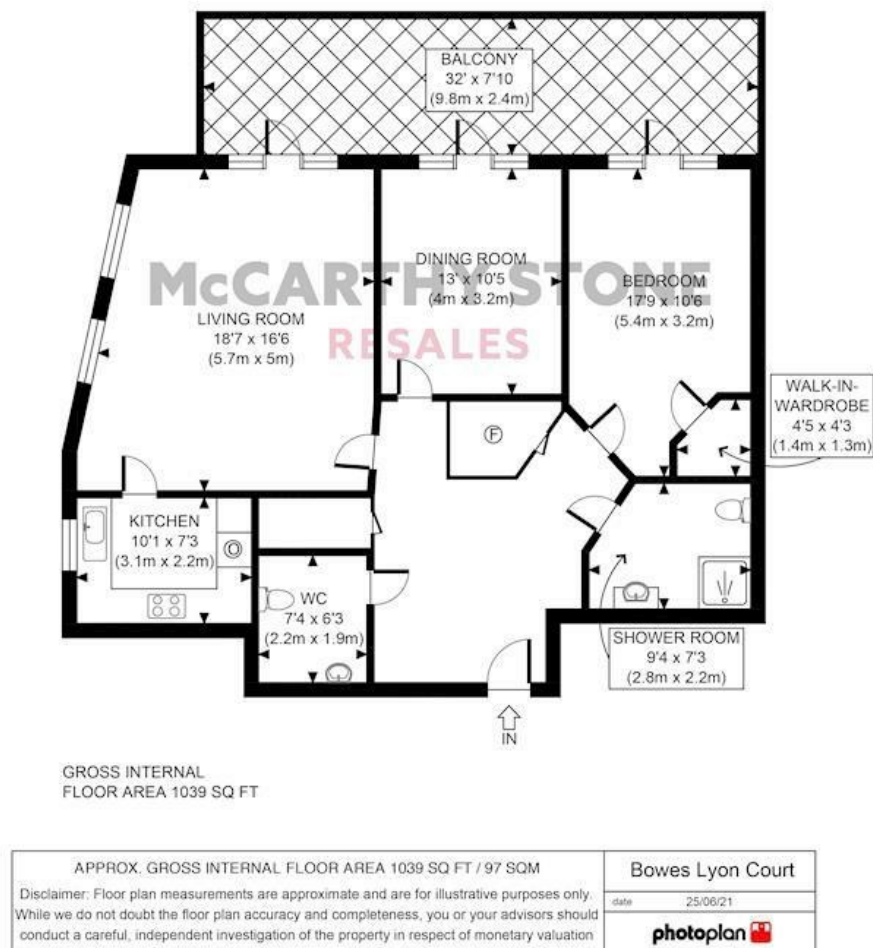
Parking is by allocated space, The fee is £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

LEASEHOLD

Ground Rent £510 p.a.
Lease 125 Years from 2016







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			
England & Wales		EU Directive 2002/91/EC	

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
Registered in England and Wales No. 10716544

