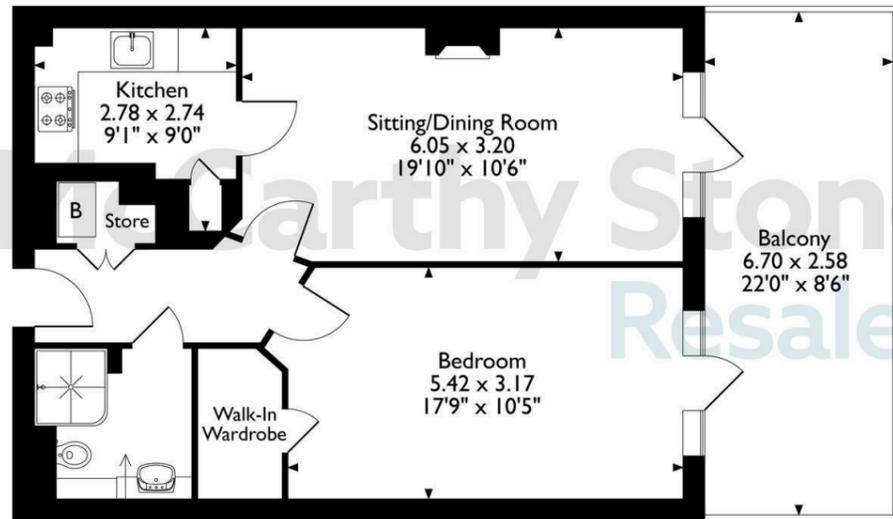
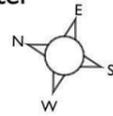


42 Bowes Lyon Court, 2, Bowes Lyon Place, Poundbury, Dorchester  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft



Shower Room  
2.16 x 2.06  
7'1" x 6'9"

**Second Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

**42 Bowes Lyon Court**

Bowes Lyon Place, Dorchester, DT1 3DA



**Asking price £199,950 Leasehold**

Situated on the second floor, this well presented, one bedroom retirement apartment has a lovely outlook towards the Queen Mother Square from the South facing walk out balcony.

\*On Site Restaurant\* \*Pet Friendly\* \*Energy Efficient\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Bowes Lyon Court, Poundbury, Dorchester

## 1 Bed | £199,950

### Bowes Lyon Court

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 close to Queen Mother Square. This is a Retirement Living Plus development, exclusively for those aged over 70. Bowes Lyon Court offers the level of support 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 can receive flexible, consistent assistance and care where required, in their own home. One hour of domestic assistance is included within the service charge and for added peace of mind, the apartments are equipped with a 24-hour emergency call system.

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 homeowners' lounge, a table service restaurant serving a varied three course daily lunch, café area, 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.

### The Local Area

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.

### No.42

Located on the second floor and within easy reach of the lift that serves all floors, is this well presented, one bedroom retirement apartment. A good size balcony looking out towards the Queen Mother Square is accessed from both the sitting room and double bedroom. The modern kitchen and shower room and both well equipped and the double bedroom benefits from a walk in wardrobe.

### Entrance Hall:

With solid entrance door having security spy-hole. Large airing cupboard with light, shelving and housing the Gledhill water cylinder supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. Security intercom system that is linked to the main development entrance door providing both a verbal and visual link (via the home owner's TV) to the main development entrance, along with an emergency pull cord. A feature glazed panelled door leads to the Living Room.

### Living Room:

A generous size living room with modern feature fireplace with log effect electric fire. A fully glazed door with matching side panels opens on to the balcony. Glazed panelled door leads to the Kitchen.

### Balcony:

With space for patio furniture, this is a wonderful spot in which to relax and enjoy the sunny south facing aspect. The balcony is accessible from both the living room and the bedroom.

### Kitchen:

Modern range of 'soft-white' fitted units with contrasting woodblock effect laminated worktops and matching splashback upstands and incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprising; Neff four-ringed hob with concealed extractor hood over and contemporary glazed splashpanel, Neff waist-level oven, matching microwave oven, concealed dishwasher and fridge/ freezer. Ceiling spot light fitting and plank-effect flooring.

### Double Bedroom:

With a fully double-glazed French door with matching side panels opening onto the balcony. Walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord.

### Shower Room

Modern white sanitary ware comprising; walk-in level access shower with both 'raindrop' and traditional shower heads, a back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and mirror with integral light over. Extensively tiled walls, vinyl flooring, electric heated towel rail, ceiling spot light fitting and emergency pull cord.

### 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 inasmuch as there are no restrictions on parking in any of the surrounding roads, therefore there is always ample parking available nearby.

### Service Charge

What your service charge pays for:

- Underfloor heating to individual apartments
- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 Estate Manager.

Service charge: £10,240.93 per annum (for financial year ending 30/06/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

### Leasehold

Lease 125 Years from August 2016  
Ground Rent: £435 per annum  
Ground Rent Review Date: August 2031

### Additional Information & Services

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

### Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

### Care & Support

The personal care services available at Bowes Lyon Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

