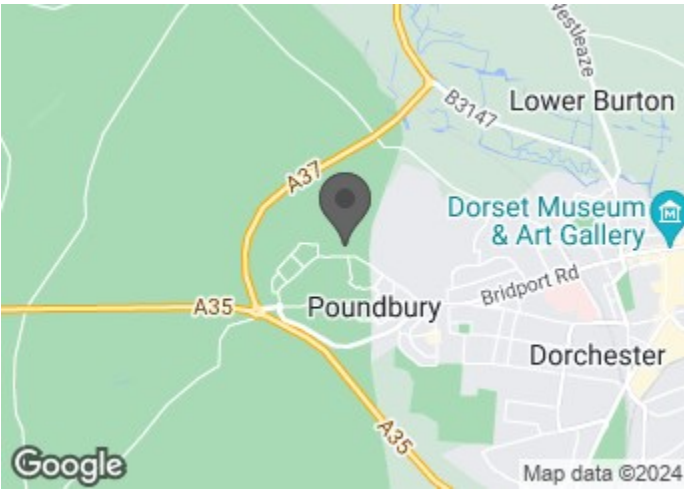


APPROX. GROSS INTERNAL FLOOR AREA 704 SQ FT / 65 SQM	Bowes Lyon Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 23/10/21
	photoplan

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

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McCARTHY STONE
RESALES

15 BOWES LYON COURT
BOWES LYON PLACE, POUNDBURY, DORCHESTER, DT1 3DA



First floor one bedroom retirement apartment with rarely available dual aspect bedroom, situated in this beautiful, energy efficient development. Stunning communal spaces such as the homeowners lounge. restaurant, wellness suite, orangery and billiards room easily accessible via the lift service.

ASKING PRICE £190,000 LEASEHOLD

For further details, please call 0345 556 4104
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BOWES LYON COURT, POUNDBURY, DORCHESTER

INTRODUCTION:

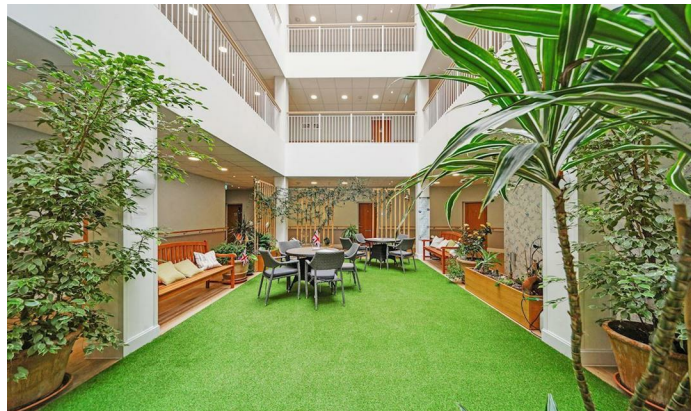
Bowes Lyon Court was constructed in late 2016 by multi award-winning retirement homes specialist McCarthy Stone and occupies a commanding position in the heart of Poundbury close to Queen Mother Square. This is a Retirement Living Plus development, exclusively for those aged over 70. Bowes Lyon Court 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 receive flexible, consistent assistance 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 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.

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 HALL:

Approached via a solid entrance door having security spy-hole. This is a good-sized, angled L-shaped hallway with ample space for typical hall furniture. Boiler/store cupboard with light and shelving houses both the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. A further cupboard adds to the generous storage. A wall mounted security intercom system provides a verbal and visual link to the main development entrance door and also incorporates the 24/7 Care Line panel and emergency pull cord. A feature glazed panelled door leads to the Living Room.



LIVING ROOM:

A welcoming room with space for a table and chairs in front of a large window. Two ceiling mounted lights, TV and telephone point and plug sockets are raised for ease of use. 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 halogen 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. Sash style window that is electrically operated for ease of use.

DOUBLE BEDROOM:

A light and airy dual aspect room, courtesy of three, double glazed, windows. Built in mirror-fronted wardrobe providing generous hanging space, shelving and drawers. Emergency pull cord. Plug sockets are raised for ease of use. TV and phone point.

SHOWER ROOM:

A spacious wet room facility with modern white sanitary ware comprising; back-to-the-wall floating 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

- 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



1 BED | £190,000

- 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: £8,706.50 per annum (for financial year ending 30/06/2024)

LEASE INFORMATION:

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

CAR PARK PERMIT SCHEME(SUBJECT TO AVAILABILITY)

Parking is by allocated space, The fee is usually £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.

