



## Bowes Lyon Place, Dorchester

Asking price £170,000

OFFERED WITH NO FORWARD CHAIN and situated in an area of outstanding beauty, this spacious one-bedroom, first-floor apartment is superbly located in the heart of Poundbury, close to Queen Mother Square. The apartment is part of a prestigious McCarthy Stone development, an assisted living community designed exclusively for those aged 70 and over. The accommodation offers a sophisticated living experience, defined by its bright dual-aspect layout and modern finishes. The property enjoys a desirable west-facing position, providing wonderful natural light and views over the Fountain Courtyard. Combining a well-appointed kitchen and wet room with thoughtful storage and a spacious double bedroom, this residence perfectly balances contemporary convenience with the timeless charm of its prestigious surroundings. EPC rating B.

## Situation

Poundbury is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.

Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Bowes Lyon

Constructed in 2016, Bowes Lyon Court is a Retirement Living Plus development, exclusively for those aged over 70. There is an on-site team and an Estates Manager 24/7 providing residents with assistance and care where required, in their own home. There are fabulous 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. Furthermore social events organised include coffee mornings; art group; fitness classes; film night; games and quiz night; seasonal and themed events and occasional organised trips for those who wish to take part.

## Apartment 28

Access to the property is via a secure entry phone system, with the apartment located on the 1st floor. A wooden front door opens into a welcoming hallway with matching wooden doors throughout. The hallway is fully carpeted and extends through to the main living area. The space offers excellent and generous dedicated storerooms; one housing the boiler and fuse box and built-in shelving and the other, with double doors opening to a shelved area. Additionally, safety pull cords are located in the bedroom and bathroom, providing added security and peace of mind. The property is neatly presented and well decorated throughout.

## Living Room

This dual-aspect room is a highlight of the home, offering a bright and spacious feel and a charming electric feature fireplace.

## Kitchen

The home benefits from a modern, fully fitted kitchen designed for efficiency, featuring wall and base-level units with a wood-effect work surface over. A stainless steel sink with drainer is integrated beneath the window, which overlooks the courtyard. The kitchen is well equipped with integrated appliances, including a Neff electric oven, four-ring electric hob with extractor hood above, a Neff 50/50 fridge freezer, and an Indesit slimline dishwasher.

## Bedroom

The home offers a comfortable double bedroom and feature fitted wardrobes. This room faces West, ensuring lovely afternoon light and pleasant views over the courtyard toward the Duchess of Cornwall. The room is finished with neutral tones and carpeted.

## Wetroom

The home is served by the contemporary wetroom, finished with practical lino flooring. The over-head rain shower is fitted a convenient hand-held attachment and benefits from fitted wall mounted hand rail. The modern suit is comprised of a low-level W/C, wash hand basin with vanity storage below, a mirrored vanity cabinet with integrated lighting, and a heated towel rail.

## Agents Notes

There is a monthly service charge of £853.41. This includes One hour domestic assistance to each apartment per week. Staff costs. Cleaning of communal windows. Upkeep of gardens and grounds. Water rates for communal areas and apartments. Electricity, heating, lighting and power to communal areas. Underfloor heating to individual apartments. 24 hour emergency call system. Repairs and maintenance to interior and exterior communal areas. Provision for onsite catering.

The half yearly ground rent is £217.50.

Lease Length - 125 years (less 10 days) from and including 16 August 2016.

Storage compartments and underground parking space are both subject to availability and cost.

The building is subject to the building safety act 2022.

1% of the agreed selling price is payable to McCarthy & Stone for a contingency fund on resale.

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location. For further information on Poundbury including covenants and stipulations, please visit [www.poundburymanco.co.uk](http://www.poundburymanco.co.uk)

Please be aware any buyer would be subject to an interview with the house manager.

## Services

Mains electricity, water and drainage are connected.  
Electric Underfloor heating.



## Broadband and Mobile Service

At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit <https://checker.ofcom.org.uk>

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
DT1 1XJ

Tel: 01305 211970

Council Tax Band C.

## Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

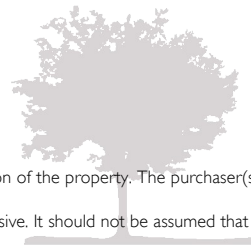
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/!/intro>



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## GROUND FLOOR 696 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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