



## Bowes Lyon Court Poundbury, Dorchester, DT1 3DA



- One-bedroom apartment suitable for those 70 years and over
  - Communal lounge and activities
- Available immediately for an initial 12-month tenancy
- Central Poundbury Location
- 24-hour emergency call system and an on-site Estates Manager
- Water and drainage is included in the monthly rental amount

Rent: £2450 per calendar month / £565 per week

## RETIREMENT APARTMENT - ONLY SUITABLE FOR THOSE AGED 70 AND OVER

Available immediately for an initial 12-month Assured tenancy. Preference for a longer-term tenant. Pet considered.

Built by the award-winning developer McCarthy Stone, this first floor one-bedroom apartment in Bowes Lyon Court is available to rent. The development boasts a lift to all floors and wheelchair access.

The accommodation comprises of a spacious living room decorated in a neutral colour scheme and a fully fitted kitchen with integrated fridge freezer, oven, microwave, hob and dishwasher. The large bedroom has a walk-in wardrobe with hanging space and shelves. The apartment boasts a fully equipped wet room, complete with a chrome towel radiator and a fitted mirror. The apartment is north facing.

Bowes Lyon Court facilities include a communal lounge with balcony overlooking Poundbury Garden Centre, Billiards room, table service restaurant at discounted prices, library, orangery, function room as well as a salon and guest suite for visiting family and friends. All apartments are equipped with a 24-hour emergency call system and an on-site Estates Manager. The monthly rental amount includes weekly domestic assistance, building maintenance and insurance, and an active social calendar of events and exclusive discounts.

Rent is exclusive of all utility bills, including but not limited to electric, TV licence, broadband and Council Tax. Water and drainage is included in the monthly rental amount. The property is available unfurnished and there is no allocated parking. There is underfloor electric heating. There is limited mobile signal and superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

Rent: - £2450 per calendar month / £565 per week  
Holding Deposit/Reservation Fee - £500  
Security Deposit - £2826  
Council Tax Band - C  
EPC - B

## SITUATION

Poundbury is an exciting town on the outskirts of Dorchester built on land owned by the Duchy of Cornwall and features a selection of well thought-out and beautiful houses with unique and charming features.

Amenities include a Waitrose with plenty of parking, the delightful Duchess of Cornwall Inn, a pub and restaurant as well as a variety of boutiques, a veterinary practice, The Poet Laureate public house, opticians, dentist surgeries and doctor's surgery along with a number of specialist boutique shops. Poundbury has been designed with green space in mind with walking routes linking to a network of footpaths to the surrounding countryside.

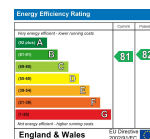
The property is well situated to Buttermarket Square with two café's, Buttermarket Stores & Post Office, hairdressers, gift shops and electric car charging points.

Poundbury is within easy reach of the scenic Dorset countryside and Dorchester is just 1½ miles away offering a comprehensive range of shopping and recreational facilities including a leisure centre, gyms, library and cinemas. There are numerous sports clubs around the town including cricket, rugby, football, tennis and golf clubs. The town has railway links to both London Waterloo and Bristol Temple Meads.

The A35 gives access to Poole and Bournemouth and the cross channel ferries from Poole. There is a regular bus service, with a bus stop opposite the property giving access from Poundbury to Dorchester with connections to surrounding towns and villages. The Jurassic Coastline is a few miles to the south with sandy beaches and water sports along the coast of Weymouth/Portland.

## DIRECTIONS

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PouLets/RT/06.09.24



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