

12 Bowes Lyon Court

Poundbury, Dorchester, Dorset

12 Bowes Lyon Court

Poundbury
Dorchester
Dorset DT1 3DA

A two bedroom modern spacious first floor apartment with a large covered balcony situated in this beautiful 5 star McCarthy & Stone development.



- Modern first floor retirement apartment
 - Two double bedrooms
 - Large covered balcony
 - Sitting/dining room, fitted kitchen
 - 5 star development
- Extra care packages available by arrangement
- Leasehold - 116 years remaining. Service Charge £13,249.20. Ground rent £510 pa
 - Council tax E

Guide Price £325,000

Leasehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

This modern spacious first floor apartment is situated in this beautiful 5 star McCarthy & Stone development. Bowes Lyon Court is for retirement living exclusively for those aged 70 and over and is made up of 62 one and two bedroom apartments, with lifts to all floors. Located in the heart of Poundbury overlooking Queen Mother Square the apartment is in a central location near local amenities.

ACCOMMODATION

Internally there is a roomy entrance hallway with an airing and storage cupboard, a useful cloakroom. A spacious, dual aspect sitting/dining room gives access to a delightful large external covered balcony with views over a water fountain.

There are two double bedrooms, the principal bedroom with a walk-in wardrobe. Both bedrooms also have access to the balcony and there is a modern age-friendly wet room with W.C.

There is a modern fitted shaker-styled kitchen with a range of wall and floor cupboards with work surfaces over. Integrated appliances comprise of a fridge/freezer, dishwasher, built in electric eye level oven, microwave, induction hob and extractor fan.

There are communal areas for all residents, with lounge,

coffee area, library, games room, laundry room and restaurant.

DIRECTIONS

What3words:///light.reference.statement

SITUATION

Bowes Lyon Court is conveniently situated within walking distance of Queen Mother Square, which provides a good range of amenities including Waitrose, a public house, butcher, Luxury Monart Spa, gallery, coffee houses, opticians and restaurants.

Across the Poundbury development there are a variety of boutiques, a post office, veterinary practice, dental surgeries, doctors' surgeries, and Damers First School, along with a number of specialist outlets.

SERVICES

Electric, water and drainage.

Local Authority

Dorset Council Telephone: 01305 221000

ASSISTED LIVING

Assisted Living developments benefit from care and support packages*, specifically tailored to suit you. There is a 24 hour manager on site and pull cord alarms in each

room. Homeowners can request a wakeup call in the mornings and receive flexible levels of care that can be increased or decreased as required. Cooking and cleaning can be a thing of the past with a three-course lunch provided every day in the table-service restaurant (at a cost to the residents, the lunch is not provided free). So you can sit back and relax knowing that everything is taken care of. The cosy lounge, library and coffee area are places to relax and enjoy the company around you. Bowes Lyon Court also offers a Wellbeing Suite for all your health and beauty needs.

*Details of support packages can be forwarded by email, please contact 01305 251154 to discuss further.

MATERIAL INFORMATION

Leasehold Details

Lease 125 Years from August 2016 - 116 years remaining

Ground Rent £510.00 per annum

Service Charge £13,249.20 per annum

Ground rent renewal date - 2031 and every subsequent 15 year period

Ground rent percentage increase at renewal date- 2% per annum from the commence of the Term

Manco Charge

We are advised that there is a sum of circa £200.00 pa payable to the Poundbury Estate.



Bowes Lyon Place, Poundbury, Dorchester

Approximate Area = 967 sq ft / 89.8 sq m

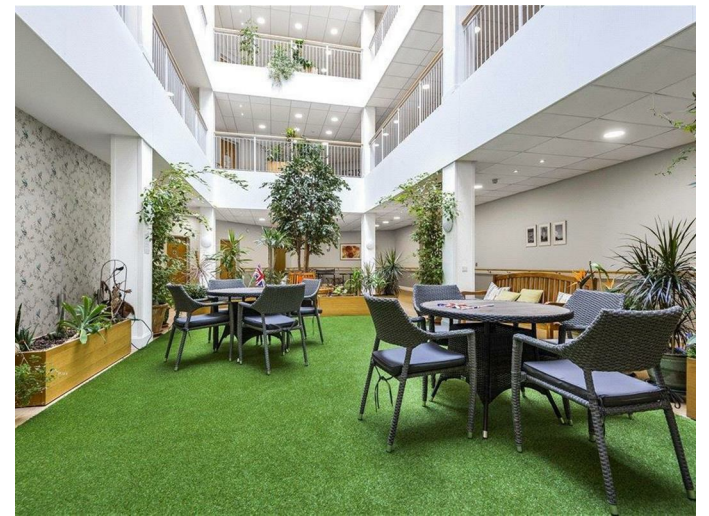
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	84	84
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1280757



Poundbury/PGS/28/04/25



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT