



Symonds
& Sampson

60 Bowes Lyon Court

Poundbury, Dorchester, Dorset

60 Bowes Lyon Court

Poundbury
Dorchester
Dorset DT1 3DA

A top floor modern apartment, with two double bedroom and balcony situated in this beautiful 5 star McCarthy & Stone development.



- Modern top floor retirement apartment
- Balcony with views across Poundbury and beyond
 - 5 star development
 - Dual aspect sitting/dining room
- Extra care packages available by arrangement
- Leasehold - 116 years remaining. Service Charge £13,432.00 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 third 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 balcony with views across Poundbury and the open countryside. 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 two double bedrooms, the principal bedroom with a walk-in wardrobe. There is a modern age-friendly wet room with W.C.

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

Council Tax Band E
EPCC

Leasehold Details:

We understand from our vendor:

Leasehold – 125 years from 16th August 2016 with 116 years remaining.

Ground rent is 510 p.a. and it is invoiced by McCarthy and Stone Your Life Management Services
Service Charge £13,432.00 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

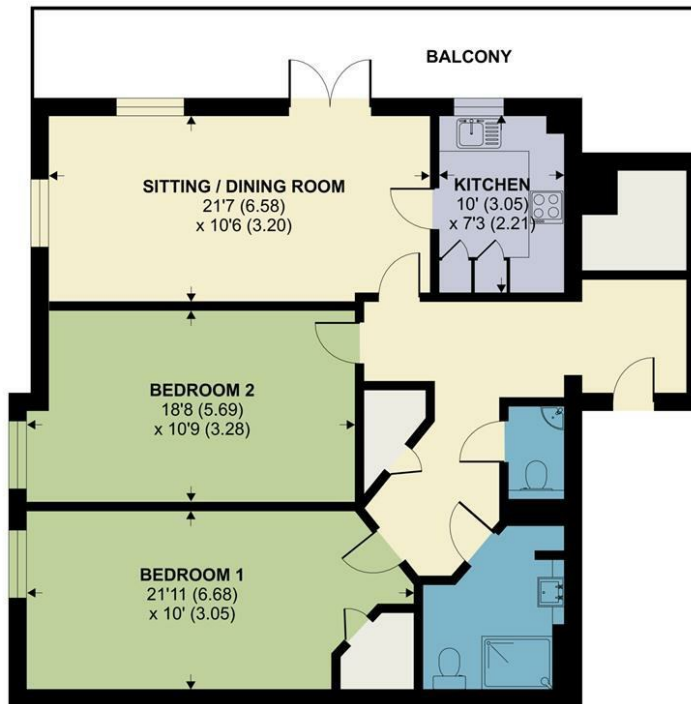
Manco Charge 2: We are advised that there is a sum of £225 per annum payable to the Poundbury Estate Company.



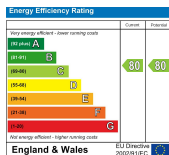
Bowes Lyon Place, Bowes Lyon Court, Poundbury, Dorchester

Approximate Area = 1044 sq ft / 97 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1341882



Poundbury/PGS/22/08/2025



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