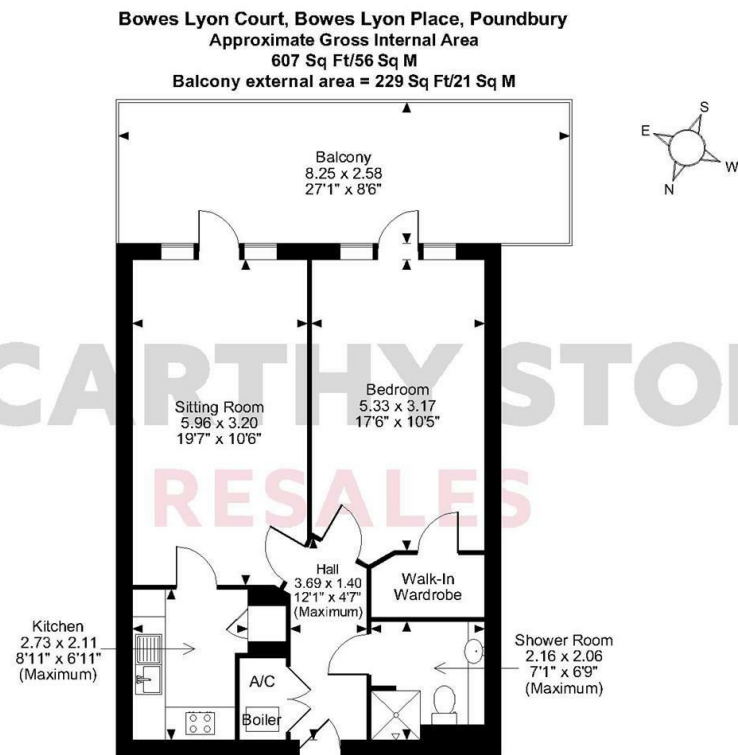
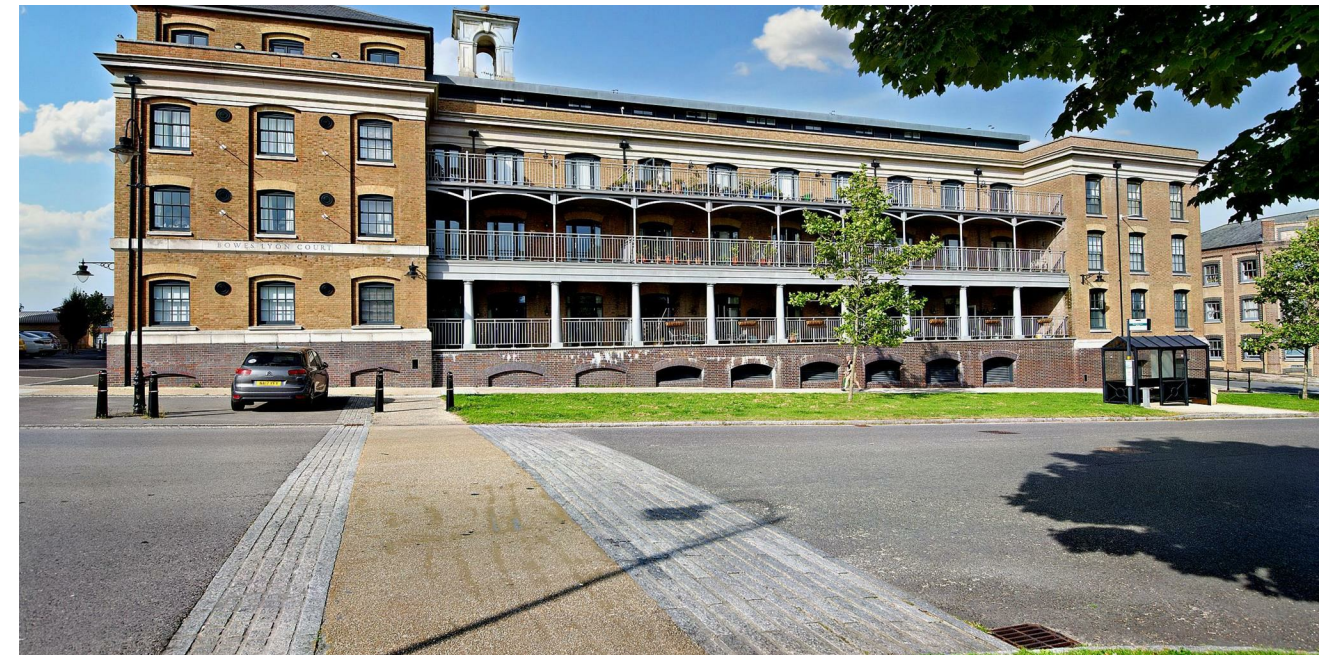


# McCARTHY STONE RESALES

## 25 BOWES LYON COURT

BOWES LYON PLACE, DORCHESTER, DT1 3DA

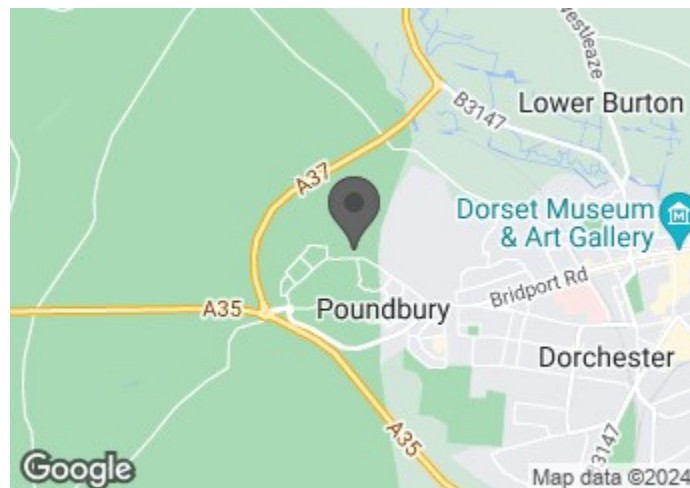


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



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



# McCARTHY STONE RESALES

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This first floor retirement apartment offers a lovely outlook over the Queen Mother Square from the good size balcony and is located within close proximity to the lift serving all floors. The library is also located on the first floor, a lovely social space, along with the wellbeing suite. The homeowners lounge, restaurant and orangery are located on the ground floor.

**PRICE REDUCTION**

**ASKING PRICE £275,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# BOWES LYON COURT, POUNDBURY,

# 1 BEDROOMS £275,000

## INTRODUCTION:

This super one bed apartment is situated on the first floor of this McCarthy Stone 'flagship' development. The apartment boasts a good size walk out balcony with access from both the sitting room and double bedroom. The modern kitchen and shower room and both well equipped and the double bedroom benefits from a walk in wardrobe.

Bowes Lyon Court is a flagship development 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 can 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, former 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:

With solid entrance door having security spy-hole. Large airing cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat

exchange unit. Security intercom system that is linked to the main development entrance door providing both a verbal and visual link (via the home owner's TV) to the main development entrance. Emergency pull cord. A feature glazed panelled door leads to the Living Room.

## LIVING ROOM:

Upon entering this bright and welcoming room, attention is immediately drawn to the fully double-glazed French door with matching side-panels that opens onto a good-sized balcony. Glazed panelled door leads to the Kitchen.

## BALCONY:

This is a major feature of this fine apartment, with space for patio furniture. This is a wonderful spot in which to relax and enjoy the sunny south facing aspect. There are two outside lights to add ambience. The balcony is accessible from both the living room and the bedroom.

## KITCHEN:

Modern range of 'soft-white' fitted units with contrasting woodblock effect laminated worktops and matching splashback upstands and incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprising; Neff four-ringed hob with concealed extractor hood over and contemporary glazed splashpanel, Neff waist-level oven, matching microwave oven and concealed fridge and freezer. Ceiling spot light fitting and plank-effect flooring.

## DOUBLE BEDROOM:

With a fully double-glazed French door with matching side panels opening onto the balcony. Walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord.

## SHOWER ROOM

Wetroom facility with modern white sanitary ware comprising; walk-in level access shower with both 'raindrop' and traditional shower heads, a back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and mirror with integral light over. Extensively tiled walls, wet room vinyl flooring, electric heated towel rail, ceiling spot light fitting and emergency pull cord.

## FURTHER INFORMATION

The property enjoys underfloor heating provided by a communal boiler system, the heating is complimented by an economical 'Vent-Axia' state-of-the art heat recovery (heat exchange) system that filters and recirculates warm air back into principle rooms. There is underground parking at Bowes Lyon Court available on a permit basis with a charge of around £250 per annum. However, Poundbury is unique inasmuch as there are no restrictions on parking in any of the surrounding roads, therefore there is always ample parking available nearby.

## 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
- 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: £9,710.96 per annum (for financial year ending 30/06/2025)

## LEASEHOLD

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

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

