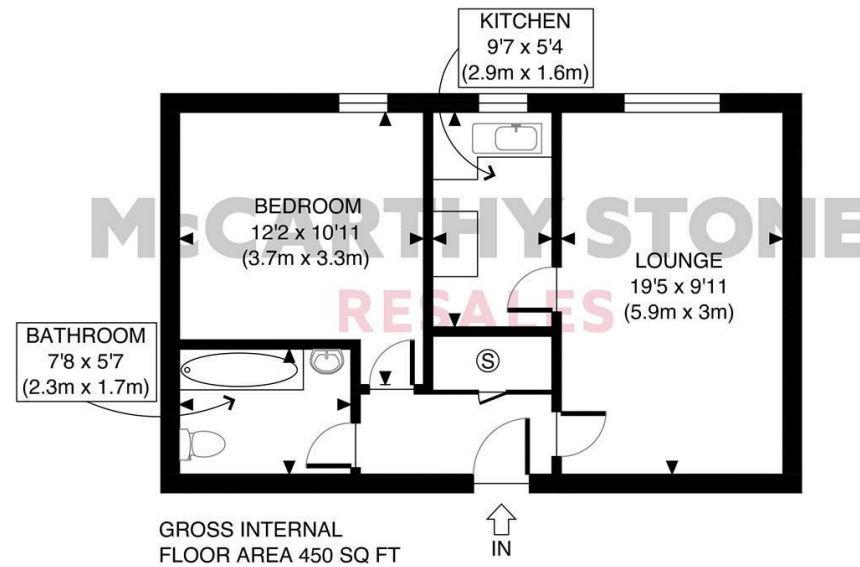


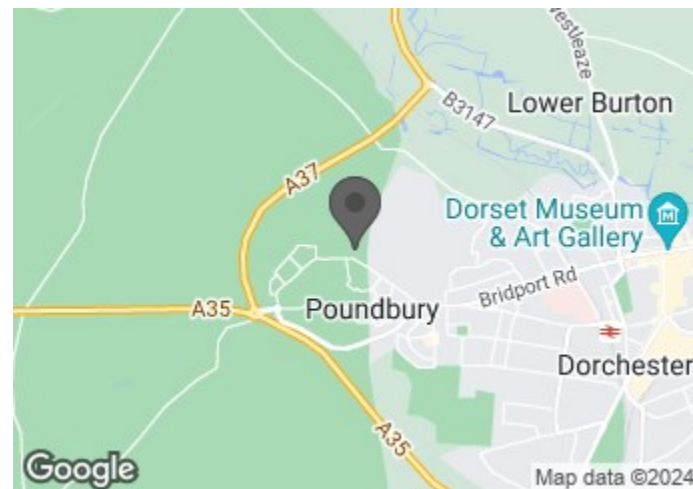
McCARTHY STONE RESALES

29 BOWES LYON COURT BOWES LYON PLACE, POUNDBURY, DORCHESTER, DT1 3DA



APPROX. GROSS INTERNAL FLOOR AREA 450 SQ FT / 42 SQM	Bowes Lyon Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 11/11/22
	photoplan

COUNCIL TAX BAND: C



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



McCARTHY STONE RESALES

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A one bedroom apartment, situated on the first floor of this stunning retirement development. The beautiful social spaces include club lounge, billiards room, table service restaurant, library, orangery and function room.
Energy Efficient *Pet Friendly*

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

BOWES LYON COURT, POUNDBURY, DORCHESTER

INTRODUCTION

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 on Queen Mother Square. This is a Retirement Living Plus development exclusively for those aged over 70. Bowes Lyon Court offers the level of freedom 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 receive flexible, consistent support 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 gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a club lounge, a table service restaurant serving a varied and three course daily lunch, café lounge, 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.

This is a friendly and socially active community and it's easy to make new friends and to lead a busy and fulfilled life here. There are always plenty of regular activities and, whilst there is something for everyone, home owners 'dip in or out' of activities, as they wish.

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 HALLWAY

With solid entrance door having security spy-hole. This is a good-sized hallway with ample space for typical hall furniture. Boiler/store cupboard with light, shelving and housing the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. Further store cupboard. Security intercom system that provides for a verbal and visual link to the main development entrance door. Emergency pull cord. Feature glazed panelled door to the living room.

LIVING ROOM

A light and bright room courtesy of the full height glazing affording a interesting outlook to the development courtyard entrance. Focal point fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

KITCHEN

Quality range of 'soft-cream' fitted units with attractive contrasting woodblock effect laminated worktops with inset stainless steel single drainer sink unit. Excellent range of integrated appliances comprising; a Neff four-ringed hob with extractor hood over and contemporary glazed splash panel, Neff waist-level oven with latest 'tilt and slide' door, matching microwave oven, integrated dishwasher, fridge and freezer. Plank-effect flooring.

DOUBLE BEDROOM

Excellent double bedroom with a Georgian style double-glazed window, walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Emergency pull cord.

SHOWER ROOM

Modern white sanitary ware comprising; practical walk-in level access shower with raindrop shower head and separate adjustable shower, back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and mirror with integrated light and shaver point over, heated ladder radiator/towel rail, emergency pull cord. Ceiling spot light fitting. Extensively tiled walls and wet room vinyl flooring.

CAR PARKING

There is underground parking at Bowes Lyon Court available on a permit basis with a charge of around £250 per annum (subject to availability). However, Poundbury is unique in so much as there are no restrictions on parking in any of the surrounding roads, therefore there is always ample parking available nearby.

SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

1 BED | £180,000

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge: £8,706.50 per annum (for financial year ending 30/06/2024)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION

Ground Rent: £435 per annum
Ground Rent Review date: August 2031
Lease - 125 Years from the 1st August 2016

ADDITIONAL INFORMATION & SERVICES

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

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

