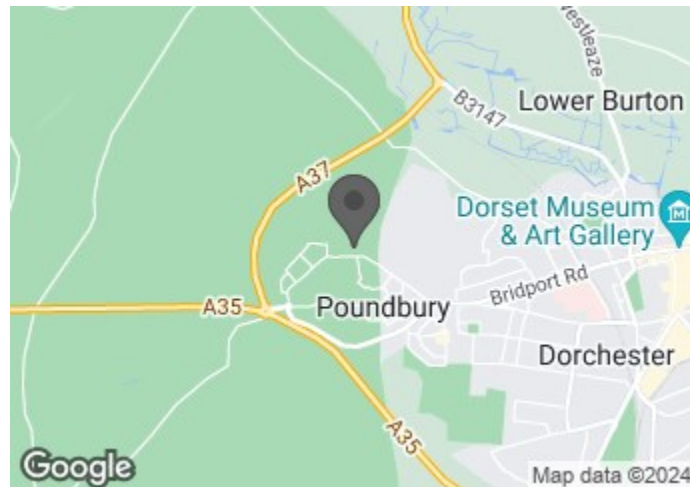


Total area: approx. 74.8 sq. metres (804.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

**COUNCIL TAX BAND: E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</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**

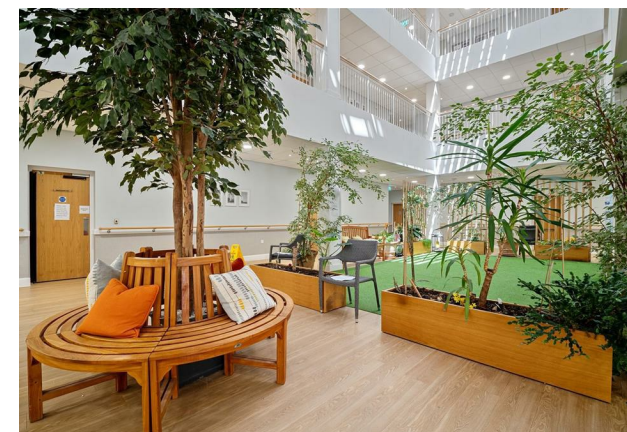
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**McCARTHY STONE**  
**RESALES**

**14 BOWES LYON COURT**  
BOWES LYON PLACE, POUNDBURY, DORCHESTER, DT1 3DA



A two bedroom first floor Retirement Apartment situated in this prestigious Retirement Living Plus development with large balcony and located close to the lift, making all the stunning communal areas very accessible.

**ASKING PRICE £300,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# BOWES LYON COURT, POUNDBURY, DORCHESTER

## INTRODUCTION

Bowes Lyon Court is a prestigious development occupying a commanding position in the heart of Poundbury on Queen Mother Square. The development consists of 62 one and two bedroom apartments 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 Estates team so residents can receive flexible, consistent care and support in their own home. 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, billiards room, table service restaurant, library, orangery, function room, laundry with washing machines and tumble dryer as well as a salon and guest suite where at least two guests can be accommodated for just a small charge. For added peace of mind there is wheelchair accessibility to apartments and shared areas, the apartments are equipped with a 24-hour emergency call system and an on-site Estates Manager. For those unaware, Poundbury is a unique urban development influenced and overseen by Charles, 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. This is a good-sized hallway with ample space for hall furniture. A security intercom system that is linked to the main development entrance door and that can also be linked to the home owner's TV for both visual and verbal entry. Emergency pull cord, inset ceiling downlights. Off the hallway is a cylinder cupboard with light, shelving and housing the Gledhill Hot Water cylinder operated by off-peak electricity supplying domestic hot water. Also off the hallway is a large walk-in store cupboard with light and extensive shelving.

## CLOAKROOM

With a modern white suite comprising of a back-to-the-wall WC with concealed cistern and large wall-hung wash hand basin with tiled splashback. Ceiling spot light fitment and vinyl flooring.

## KITCHEN

With electronically operated Georgian sash-styled small paned double glazed window. Modern range of fitted wall and base units with contrasting woodblock effect laminated worktops over and incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprising of; a Neff four-ringed

ceramic hob with concealed extractor over and contemporary glass splashback, NEFF high-level oven with latest 'slide-under' door, matching microwave oven and concealed fridge, freezer and dishwasher. Ceiling spot light fitting and plank-effect vinyl floor covering.

## LOUNGE

An attractive partially glazed panelled door leads from the hall. Focal-point fireplace with inset electric log burning stove styled fire, fully double-glazed door with matching side-panels adjacent leads to a very long balcony. Door to kitchen.

## BEDROOM ONE

Fully double-glazed door to balcony with matching side panels adjacent. Door to built-in wardrobe with auto light and having shelving, hanging space and drawer unit. Emergency pull cord.

## BEDROOM TWO

Electronically operated Georgian sash-styled small paned double glazed window. Full height fitted 'box-style' storage unit.

## SHOWER ROOM/WC

A wet room facility with modern white suite comprising of; a back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and worktop over, walk-in level access shower with fixed raindrop shower head and separate flexible shower on slide attachment, well positioned grab rails, fully tiled walls to shower area, half tiled elsewhere, wet room slip resistant vinyl flooring, electric heated towel rail, fitted mirror with integrated light, ceiling spot light fitment, emergency pull cord.

## BALCONY

There is a large balcony running across the entire width of the apartment and being private to the apartment measuring approximately 44ft, providing ample outdoor space for furniture, potted plants etc.

## GENERAL

The property enjoys underfloor heating provided by a communal boiler system for which usage is metered and charged through the service charge. The heating is complimented by an economical 'Vent-Axia' state-of-the art heat exchange system.

## 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
- Window cleaning of communal windows and exterior of apartment windows
- The running costs of the restaurant (with a small additional cost

# 2 BED | £300,000

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 24/7 on site Estates Team.

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: £11,886.69 per annum (for financial year ending 30/06/2024)

## CAR PARKING

There is underground parking at Bowes Lyon Court available on a permit basis with a charge of currently £250 per annum. However Poundbury is unique insomuch as there are no restrictions on parking any of the surrounding roads, therefore there is always ample parking available nearby.

## LEASEHOLD

Ground Rent £510 per annum  
Ground Rent Review: August 2031  
Lease 125 Years from August 2016

## ADDITIONAL INFORMATION & SERVICES

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

