



61, Bowes Lyon Court, 2 Bowes Lyon Place, Poundbury

£285,000

61, Bowes Lyon Court, 2 Bowes Lyon Place, Poundbury

Spacious Two-Bedroom Retirement Apartment with Balcony –
Bowes Lyon Court, Poundbury

This superb top-floor apartment is set within prestigious Bowes Lyon Court, a landmark over-70s McCarthy & Stone development located right in the heart of Poundbury. With its full-width private balcony, spacious layout, and elevated outlook over the development entrance, courtyard and countryside views, this is a beautifully designed home offering independence with added peace of mind.

The apartment is light, airy and welcoming, with underfloor heating throughout (included in the service charge) and doors leading to the balcony from the sitting room and both bedrooms – perfect for enjoying morning coffee or evening sunshine. There's even an outside tap on the balcony for easy watering!

Inside the Property:

A generous entrance hall offers a warm welcome with excellent storage, including a large boiler/store cupboard and a second hall cupboard for everyday essentials.

The spacious living/dining room enjoys lovely natural light, with dual doors opening onto the balcony and a feature glazed door leading into the kitchen.

The contemporary fitted kitchen includes integrated Neff appliances – hob, oven, microwave, fridge/freezer, and dishwasher – all set beneath soft-cream cabinets and wood-effect worktops.

The master bedroom is a fantastic size with balcony access and a large walk-in wardrobe fitted with shelves, drawers and hanging space.





The second double bedroom also opens onto the balcony and is perfect for guests, hobbies or as a second sitting space.

The wet room is modern and well equipped with a walk-in shower, WC, vanity basin and heated towel rail. There's also a separate cloakroom WC for added convenience.

Living at Bowes Lyon Court means so much more than just a lovely apartment. Residents benefit from:

- Underfloor heating in the apartment
- Heating, lighting & maintenance of all communal areas
- Water and sewage (both communal & individual apartments)
- 24/7 on-site team & CQC-registered Estates Manager
- One hour of domestic assistance per week
- Emergency call system
- Building insurance & upkeep of grounds
- Cleaning of communal windows
- Management fees, guest suite income & contingency fund

About Bowes Lyon Court

Set right in the heart of Poundbury on Queen Mother Square, Bowes Lyon Court is an elegant and thoughtfully designed development exclusively for the over 70s. With 62 one- and two-bedroom apartments, it offers the perfect blend of independent living and peace of mind – all just a short stroll from Waitrose, the Farmers' Market, cafés, shops and a garden centre restaurant.



Designed with comfort, security, and community in mind, Bowes Lyon Court allows you to enjoy the freedom of owning your own home, while leaving the maintenance, window cleaning and gardening to someone else. Plus, a weekly hour of domestic support is included — ideal for helping with the little things like tidying, laundry or even shopping, with tailored options available should your needs change.

You'll find beautiful social spaces throughout the development including a residents' lounge, café area, library, orangery, and even a function room and billiards room. There's also an in-house restaurant serving a freshly prepared three-course lunch every day, and a guest suite available for visiting family and friends.

It's everything you need for a simpler, more sociable lifestyle in a stunning Dorchester location — and still within easy reach of the town centre, countryside walks, and all that Dorset has to offer.

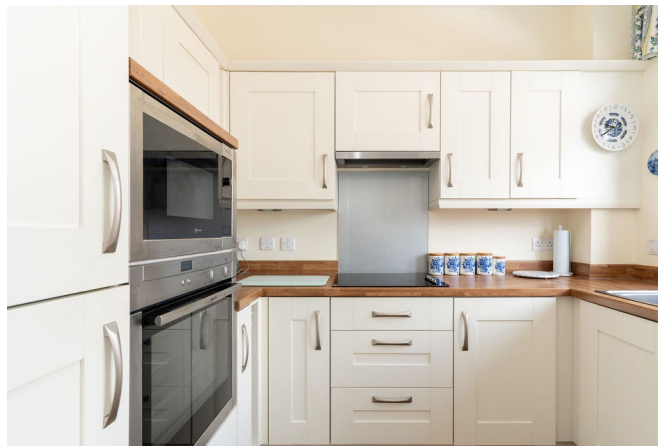
Lease: 125 years from August 2016

Service Charge: £11,886.69/year

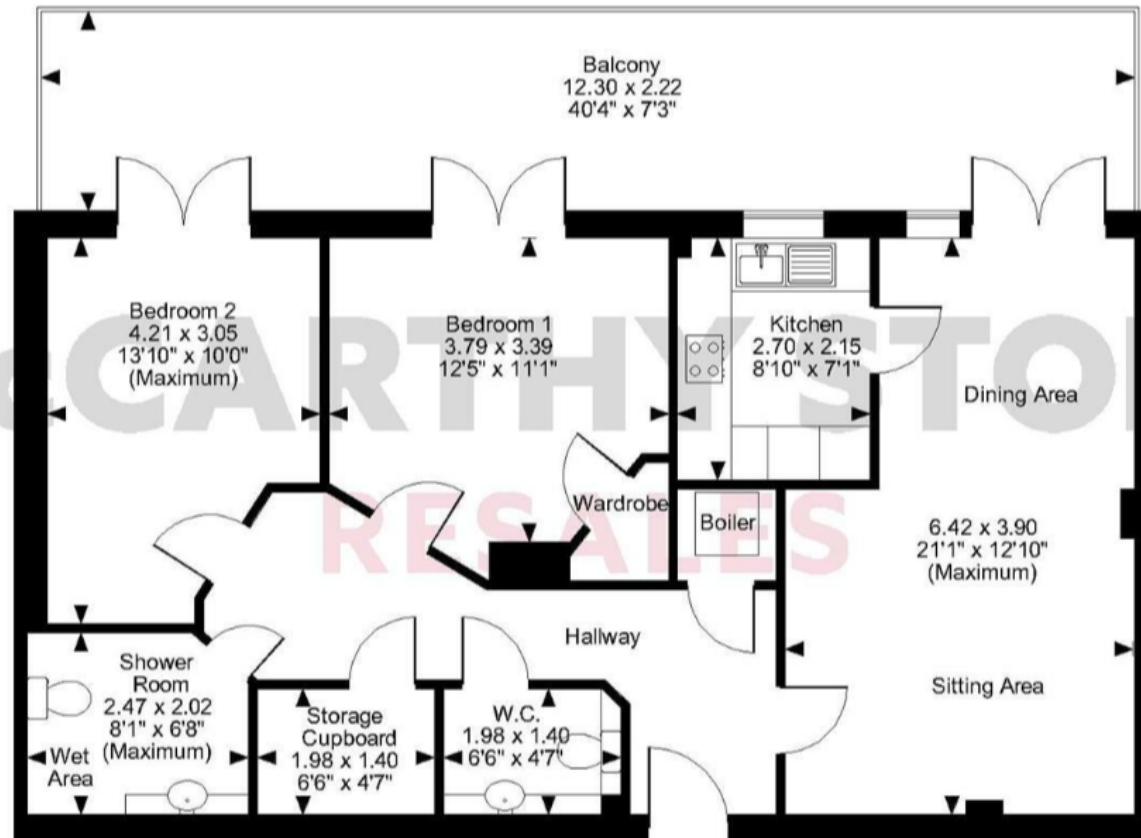
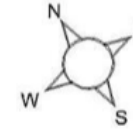
Ground Rent: £510/year

EPC: B

Council Tax Band: E



Bowes Lyon Court, Bowes Lyon Place, Poundbury, Dorchester
Approximate Gross Internal Area
844 Sq Ft/78 Sq M
Balcony external area = 292 Sq Ft/27 Sq M



Third 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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