



Connells

Boves Lyon Court Boves Lyon Place
Poundbury Dorchester



Property Description

Set within the popular development of Poundbury this well-presented, first floor retirement apartment consists of a lounge/dining room and a fully integrated kitchen. The property further benefits from two double bedrooms, one with a built in wardrobe, a full wet room, cloakroom and two further storage cupboards. The property benefits from a full length balcony, perfect for pots and alfresco dining. The property also benefits from ample communal rooms, including a billiards room, a seated area that hosts a number of activities and is close to local amenities, such as parks, supermarkets and public houses. This property must be viewed to appreciate all it has to offer!

Entrance Hall

Door to the front, underfloor heating and doors to cloakroom, lounge, both bedrooms and wet room.

Cloakroom

Wash hand basin with tiled splashbacks, WC, extractor fan, underfloor heating and door to the hallway

Lounge

12' 3" Max x 22' 4" (3.73m Max x 6.81m)

Feature fireplace with surround and wooden mantle, telephone point, television aerial socket, underfloor heating, double glazed French doors to the balcony, door into the kitchen and door to the hallway.

Kitchen

7' x 9' Max (2.13m x 2.74m Max)

Double glazed window, fitted kitchen with wall and base units and under cupboard lighting, work surfaces with stainless steel sink and drainer in set, integrated electric eye level oven, separate electric hob with cookerhood over, integrated eye level microwave, dishwasher and fridge/freezer, underfloor heating, door into the lounge and door to the hallway.

Bedroom 1

11' 7" Max x 13' 6" Max (3.53m Max x 4.11m Max)

Built in wardrobes, telephone point, double glazed French doors to the balcony and door to the hallway.

Bedroom 2

14' Max x 9' 11" Max (4.27m Max x 3.02m Max)

Double glazed window to the rear, telephone point, television aerial socket, underfloor heating and door to the hallway.

Wet Room

Wet room with wall mounted shower, vanity unit with wash hand basin in set, WC, part tiled, extractor fan and door to the hallway.

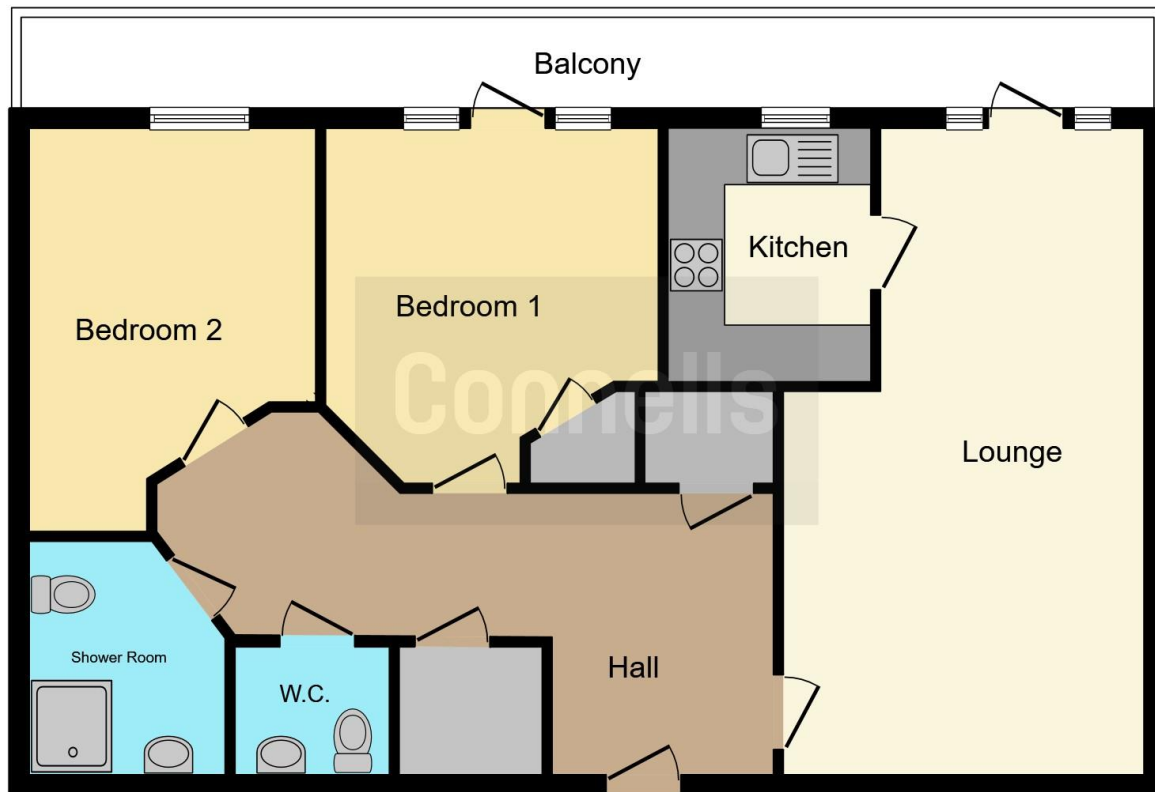
Communal Areas

There is access for all residents to luxurious social spaces such as Club lounge, library & Billiards room and an on-site restaurant. There is a lift service to all floors and 24/7 call system with 24 hour staffing.

Agents Note

If required there is the facility to arrange flexible care tailored to your needs and preferences.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01305 266 755

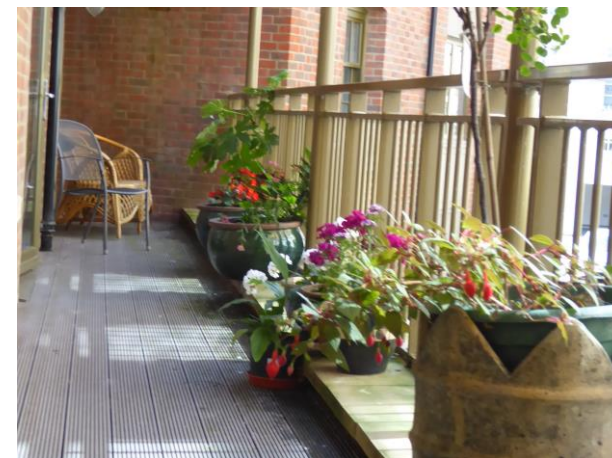
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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: B

view this property online connells.co.uk/Property/DCH307958

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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