



Bowes Lyon Place, Dorchester

OFFERED WITH NO ONWARD CHAIN this third-floor apartment is located in the sought after area of Poundbury and within the MCarthy Stone development. Accommodation includes a spacious sitting/dining room, modern kitchen, two good-size bedrooms, wet room and WC. The property also enjoys a private balcony which expands the full width of the property. EPC rating B.

Asking price £325,000



Situation

Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision for the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there are a plethora of amenities including The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space and play area. In the Queen Mother Square there is a A Monart luxury spa within the Royal Pavilion, a Waitrose, Brace of Butchers and the Dorset Wine Co, while the Dorset County Hospital is also nearby.

Accommodation

Entrance

Entrance to the property is via a door, taking you through to the property's hallway. From there access to the majority of rooms is offered including the WC and storage cupboard.

Sitting/Dining Room 6.40m x 3.89m max (21'00" x 12'09" max)

The sitting/dining room is a good size room featuring carpeted flooring and a set of French doors opening out onto the attractive balcony. A door from the room leads through to the kitchen.

Kitchen 2.69m x 2.16m (8'10" x 7'01")

The modern kitchen is fitted with a range of 'shaker' style wall and base level units with wood block effect laminate work surfaces over. Integral appliances include a fridge-freezer, dishwasher, oven, microwave and four-ring electric hob with extractor hood over. There is a stainless steel sink and drainer and wood-effect vinyl flooring throughout.

Bedrooms

Both bedrooms at the property are double in size and benefit from access to the balcony. Bedroom one further benefits from a fitted wardrobe.

Bedroom One 3.76m x 3.43m max (12'04" x 11'03" max)

Bedroom Two 4.19m x 3.02m max (13'09" x 9'11" max)

Wet Room 2.46m x 2.03m (8'01" x 6'08")

The wet room is fitted with a suite consisting of a WC, wash basin with storage to the side and below and a shower area with fitted shower curtain. The room is finished with anti-slip flooring and part-tiled walls.

WC 1.98m x 1.40m (6'06" x 4'07")



Agents Notes

There is an annual service charge of £11,886.60. This includes one hour domestic assistance to each apartment per week. Staff costs for 24/7 on site team and estate manager. Cleaning of external windows and internal communal windows. Water rates for communal areas and apartments. Electricity, heating, lighting and power to communal areas. Underfloor heating to individual apartments. 24 hour emergency call system. Repairs and maintenance to interior and exterior communal areas. Buildings insurance. Emergency pull cord in every room, including cloakroom and wet room. Provision for onsite catering.

There is a six monthly ground rent charge of £255.00.

Lease Length - 125 years (less 10 days) from and including 16 August 2016

Storage compartments and underground parking space are both subject to availability and cost.

The building is subject to the building safety act 2022.

1% of the agreed selling price is payable to McCarthy & Stone for a contingency fund on resale.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Local Authorities

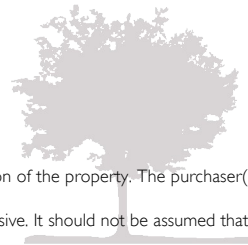
Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is E.

Viewings

Strictly by appointment with the sole agents:
Parkers Property Consultants and Valuers
Tel: 01305 340860



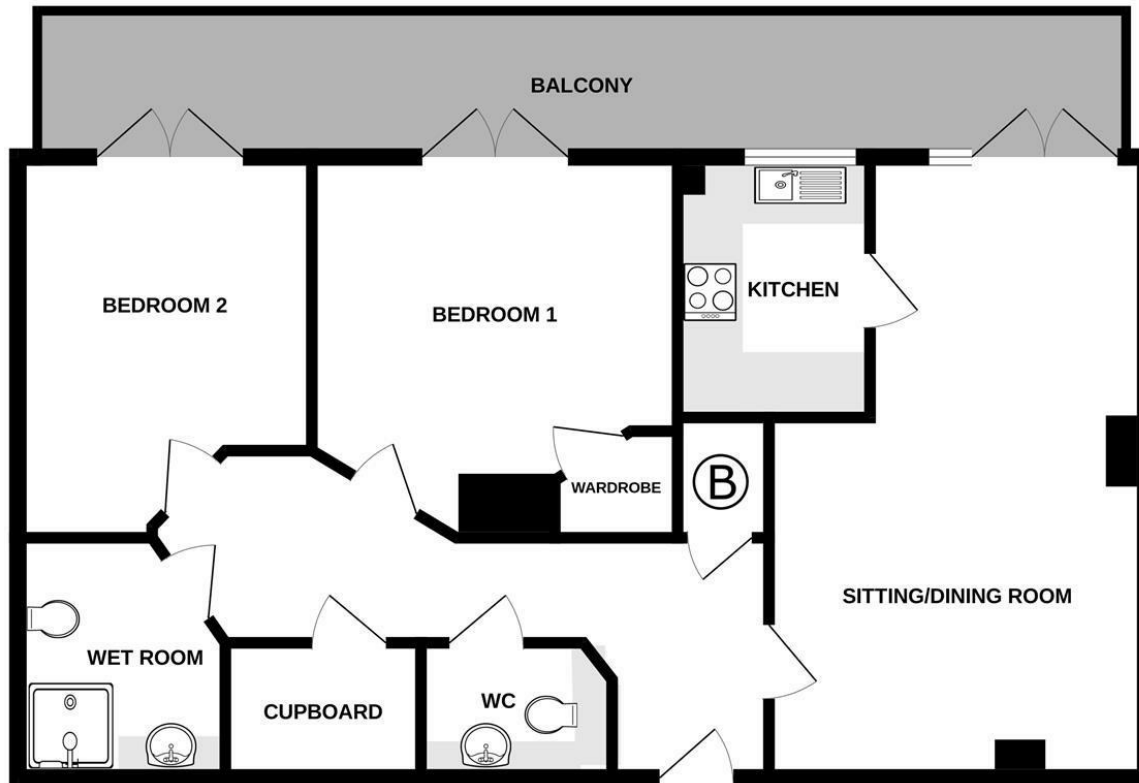
Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



THIRD FLOOR 789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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