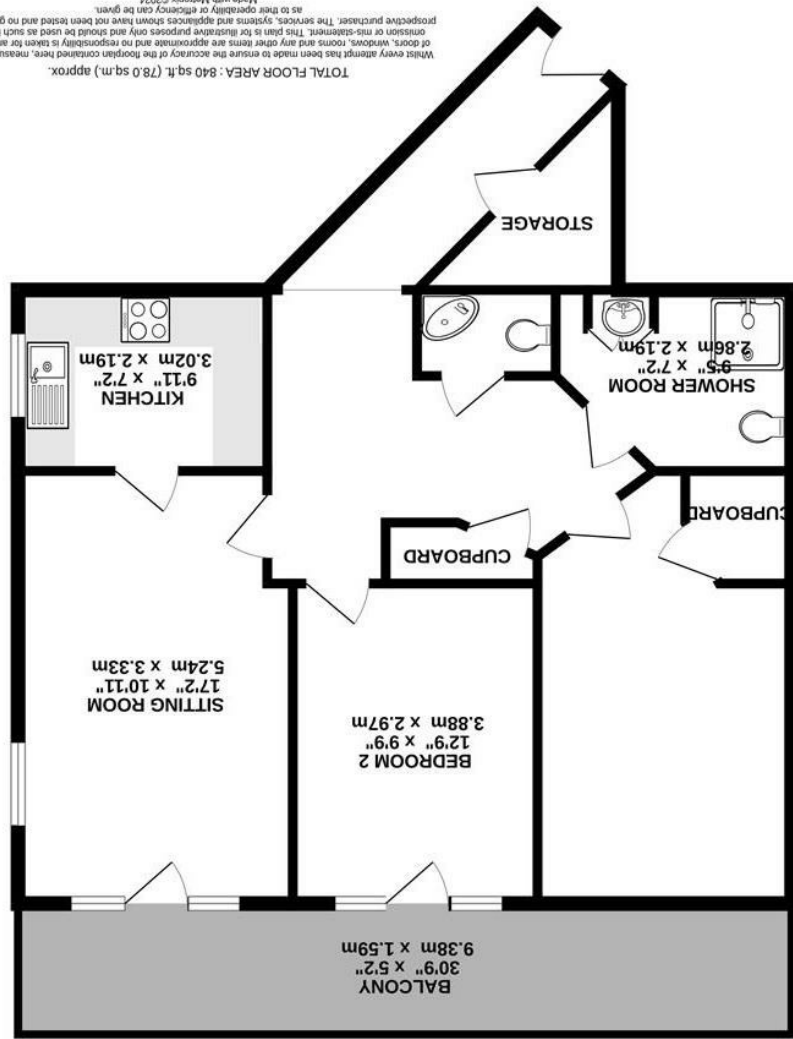


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by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



840 sq. ft. (78.0 sq.m.) approx.

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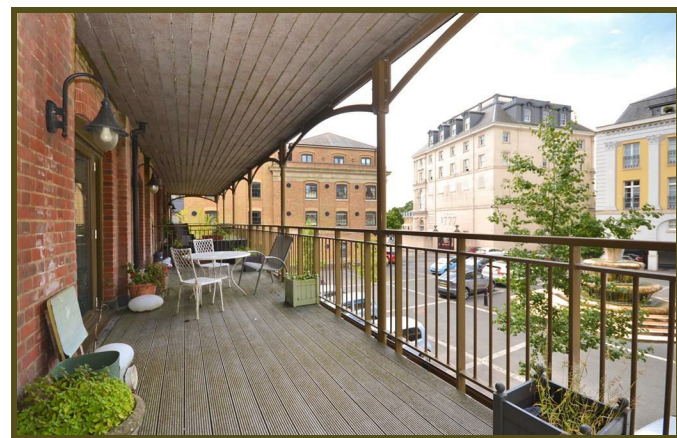
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01305 340860

Independent Property Consultants and Valuers



Bowes Lyon Place, Dorchester

£345,000

A spacious and well-positioned apartment, situated within an assisted living development to the over 70's. The accommodation is well presented and offers two bedrooms, reception room, shower room, cloakroom, kitchen and store. Externally, there is a good-size, westerly facing balcony. EPC rating B.



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

Bowes Lyon Court enables people to retain homeownership whilst at the same time receive flexible care and support in their own home should they require it.

Bowes Lyon Court benefits from a lift to all floors, spacious communal areas, an internal garden room, a billiard room, and a well-being suite. A range of clubs and activities take place on a regular basis.

There are many facilities on offer including an on-site restaurant providing a delicious three-course lunch and a convenient guest suite should friends or family want to visit.

Communal Entrance

Situated just off Queen Mother Square, close to several amenities is the communal entrance to Bowes Lyon Court. A secure entry system opens onto a light and spacious entrance hall with reception desk. Stairs and lift access take you to the first floor where apartment 13 is located.

Apartment 13

Entrance to the apartment is gained via a spacious hallway that houses a useful storage cupboard and offers access to all rooms.

Sitting Room 17'03" x 10'11" max

A light and spacious sitting room receiving plentiful natural light gained via a dual aspect including a side aspect double glazed window and a glazed door with side panels that lead to the west facing balcony. There are both telephone and television points. A door leads through to:-

Kitchen 9'11" x 7'02"

The kitchen is fitted with a comprehensive range of modern wall and base level units that provide ample storage options with a wooden work surface over. There is a stainless steel sink unit with mixer tap and drainer and a wealth of integral appliances comprising an eye level oven, a ceramic hob, a fridge/freezer, dishwasher and a stainless steel cooker hood and splash back. A side aspect window provides the room with natural light.

Bedrooms

There are two bedrooms, both enjoying generous dimensions and plentiful natural light gained via a glazed door with side panels that lead to the balcony. There are telephone and television points to both bedrooms and bedroom one benefits from a good size storage cupboard/wardrobe.

Bedroom One 17'05" x 10'01" max

Bedroom Two 12'09" x 9'09"

Shower/Wet Room

The bathroom is tastefully fitted with a suite comprising a low level WC, a large fully tiled walk in shower area and a wash hand basin enclosed within a vanity unit.

Cloakroom

The property benefits from a separate cloakroom with a low level WC and a wash hand basin.

Storage Room

There is a spacious walk-in storage room located in the hallway with lighting and shelving.

Balcony

The large west facing balcony is a fantastic feature of the property and stretches over the full frontage of the property with access from the sitting room and both bedrooms. The balcony offers ideal outside space and is a perfect size for alfresco dining.

Parking

There is the opportunity of renting one parking space in the car park with an annual rent of £250, offered on a first come first serve basis. Parking is also freely available immediately adjacent to the property.

Services

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

Agents Notes

There is an annual ground rent of £510 and a service charge of £13,249.26 (2024/25) payable. Please ask for more details.

Please note that some photographs are of the communal area.

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

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

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.

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

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.