

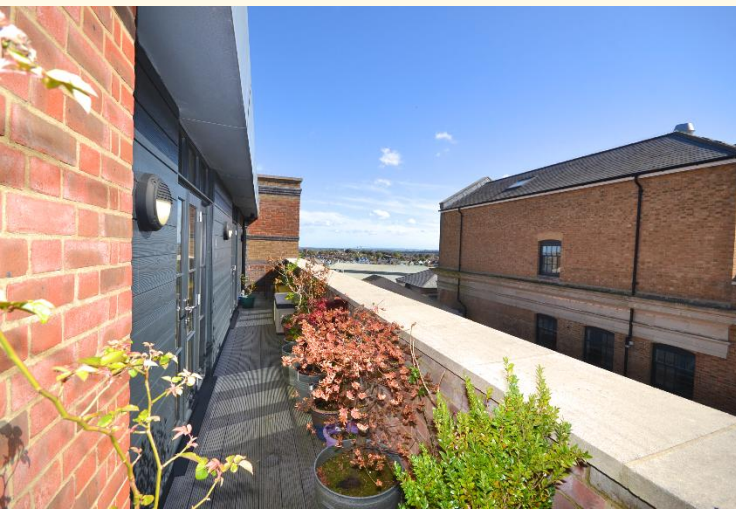


Bowes Lyon Place
Poundbury



Offered with no forward chain, a rare and exciting opportunity to acquire one of the largest apartments within this sought-after development. This beautifully presented third-floor penthouse apartment offers generously proportioned accommodation throughout, with a light-filled and spacious layout featuring two substantially sized double bedrooms, both providing walk-in wardrobes, two modern and fully equipped wet/shower rooms and large open plan lounge/diner with dual sets of double patio doors opening onto a full-length balcony, offering attractive views across Poundbury, perfect for enjoying the surrounding views. EPC rating C.

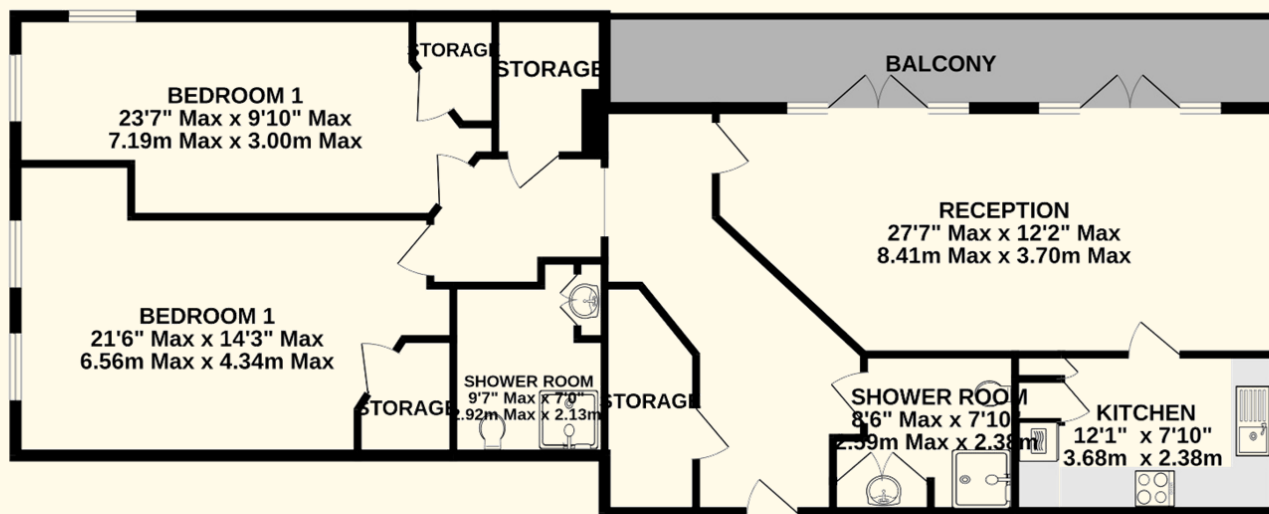
Situated in an area of outstanding beauty, this lovely apartment is rooted in the heart of Poundbury, close to Queen Mother Square. The apartment, is part of a prestigious McCarthy Stone development, an assisted living community designed exclusively for those aged 70 and over. Poundbury is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, and garden centre. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion and the Dorset County Hospital is also nearby. Dorchester, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



There are an on-site team and an Estates Manager 24/7 providing residents with assistance and care where required, in their own home. There are fabulous social spaces such as a homeowners' lounge, a table service restaurant serving a varied three course daily lunch, café area, billiards room, library, orangery, function room as well as a salon and guest suite where visiting family and friends can be accommodated for a small charge. Furthermore, social events organised include coffee mornings; art group; fitness classes; film night; games and quiz night, seasonal and themed events and occasional organised trips for those who wish to take part. Bowes Lyon Court offers a secure entry system to a communal reception area and a variety of communal spaces; a set of stairs and two separate lifts take you to all floors.

On entering apartment 56, you are presented with calming tones throughout and features excellent built in storage solutions, including a large hallway storage cupboard and a boiler cupboard with shelves to house linen. Entrance to the living/dining room benefits from an abundance of natural light through dual sets of French doors that lead onto a full-length private balcony ideal for relaxing or entertaining. The living space is further enhanced by an electric fire with a decorative surround. The adjoining kitchen is well-appointed with a comprehensive range of wall and base level units, wood-effect worktops, and a full suite of integrated appliances, including a Neff hob, electric oven, microwave, fridge freezer, and dishwasher. The property comprises two generously sized double bedrooms, both benefiting from attractive arched double-glazed windows allowing them to be filled with plentiful natural light. With both bedrooms featuring walk-in wardrobes with fitted shelving, drawers and lighting, all maximising living space. The two spacious and stylish wet rooms are thoughtfully designed for comfort and accessibility. Both including large walk-in shower areas, modern fixtures, heated towel rails and sleek vanity units. The primary wet room is closer to the main bedroom, while the second is conveniently located off the hallway, ideal for guests or additional household use. Finished to a high standard, they offer both practicality and contemporary style.

GROUND FLOOR 1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit

<https://checker.ofcom.org.uk>

Stamp Duty:

Is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>

Services:

Mains electricity and water are connected.

Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

The council tax band is E.

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.

Agents Notes:

There is an Annual Service charge of £13924.68 payable monthly. 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 half-yearly ground rent charge of £255

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

Please be aware any buyer would be subject to an interview with the house manager.

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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 £225 and £315 dependent upon location.

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