



48 Bowes Lyon Court
Poundbury



Offered with no forward chain and vacant possession, Parkers are delighted to offer for sale this spacious two-bedroom, second floor apartment is set within the impressive Assisted Living development exclusive to the over 70s, Bowes Lyon Court. Superbly situated in the heart of Poundbury, Queen Mother Square, the apartment benefits from very spacious accommodation that is presented in neutral tones throughout. This development offers peace of mind that a dedicated team are on hand to deal with day to day living assistance. EPC rating B.

Poundbury is an urban development of the County Town of Dorchester and is Prince Charles's vision of 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 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. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also a short walk away.



Key Features

- A spacious living room with generous windows to allow plentiful natural light and central feature electric fireplace.
- A tastefully fitted kitchen furnished a range of wall and base units. There are integrated appliances including oven, microwave, fridge/freezer and dishwasher and hob.
- A part tiled wet room with fitted WC and wash hand basin set in a storage unit with worksurface over.
- Separate WC with corner wash hand basin.

- 24 hour staffing.
- Salon facilities.
- Guest suite available by prior arrangement.
- Camera entry system.
- 24/7 call system and intruder alarm.
- Lift to all floors.
- Communal social spaces including a lounge area, library and Billiards Room.
- On site restaurant.

Room Dimensions:

Kitchen	3.38m x 2.21m (11'1" x 7'3")
Living Room	6.58m x 3.38m (21'7" x 11'1")
Bedroom One	6.63m x 3.28m (21'9" x 10'9")
Bedroom Two	5.31m x 3.10m (17'5" x 10'2")
Shower Room	2.87m x 2.16m (9'5" x 7'1")
WC	1.50m x 0.97m (4'11" x 3'2")

Agents Notes:

There is a monthly service charge of £762.27 to include one hour domestic assistance to each apartment per week, staff costs, cleaning of communal windows, upkeep of gardens and grounds, water and sewerage 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 and. provision for onsite catering.
Please note that some of the photos are of the communal area.

Services:

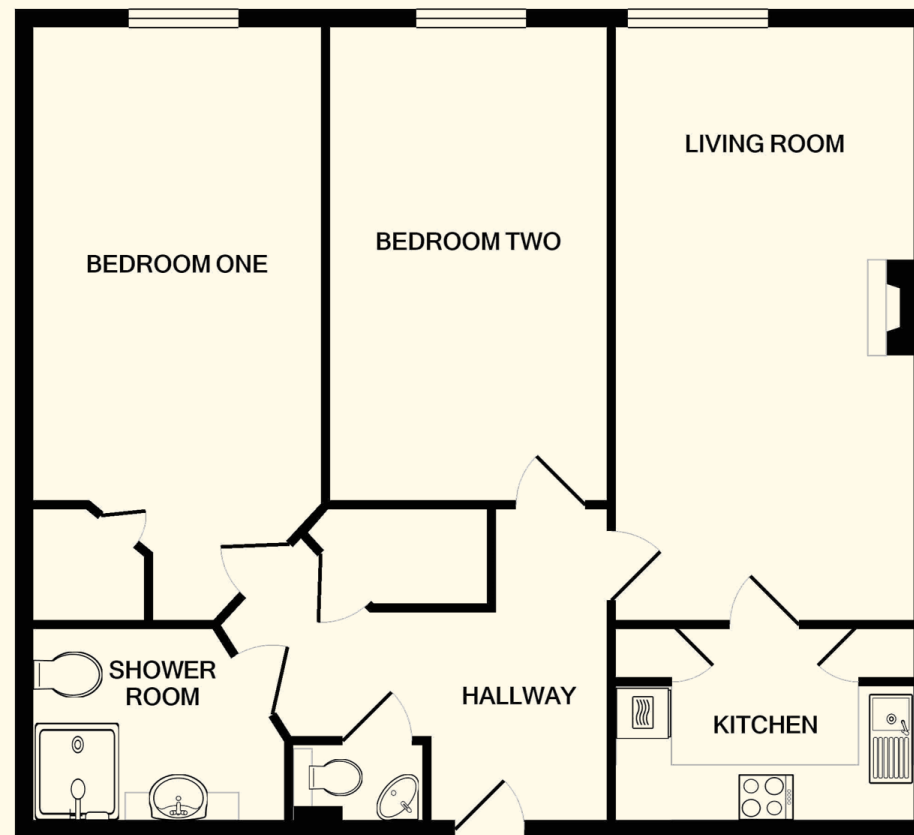
Mains electricity, water and drainage are connected.
Gas fired central heating.
Broadband and satellite are available also.

Local Authorities:

Dorset Council,
South Walks House, South Walks Road,
Dorchester, Dorset, DT1 1UZ,
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



BOWES LYON COURT
TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020