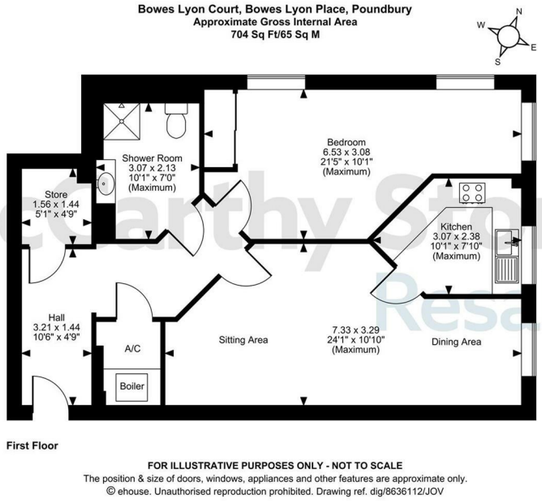
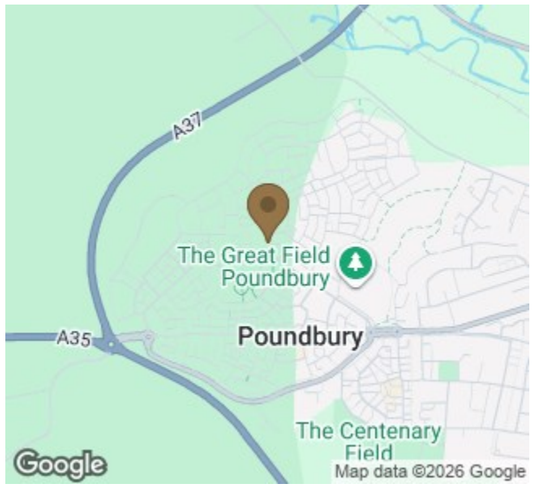
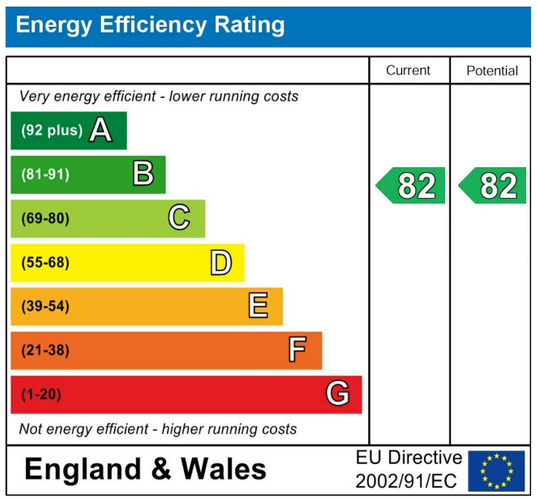
Excellent

Trustpilot

McCarthy & Stone
Resales.













15 Bowes Lyon Court

Bowes Lyon Place, Poundbury, Dorchester, DT1 3DA

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 15 Bowes Lyon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,500
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Bright & Spacious Living Room
- Modern, Well Equipped Kitchen & Shower Room
- Double Bedroom With Fitted Wardrobe
- Fabulous Facilities Include Restaurant, Orangery, Communal Lounge and Billiard Room
- Wellness Suite
- On Site Estates Team & 24 Hour Careline For Peace-of-Mind
- Extra Care Packages Available By Arrangement
- Great Location With Waitrose & Hotel/Pub Close By
- Guest Suite Available For Visiting Family And Friends

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

15 Bowes Lyon Court, Dorchester

1 | 1 | Asking price £95,500

Bowes Lyon Court
Bowes Lyon Court is a flagship development constructed in late 2016 by multi award-winning retirement homes specialist McCarthy Stone and occupies a commanding position in the heart of Poundbury close to Queen Mother Square. This is a Retirement Living Plus development, exclusively for those aged over 70. Bowes Lyon Court offers the level of support needed to maintain your independence for longer in your own home, and live retirement to the full.

There is an on-site team and an Estates Manager 24/7 so residents can receive flexible, consistent assistance and care where required, in their own home. One hour of domestic assistance is included within the service charge and for added peace of mind, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance, including window cleaning, is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a homeowners' lounge, a table service restaurant serving a varied three course daily lunch, café area, snooker 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.

It's so easy to make new friends and to lead a busy and fulfilled life at Bowes Lyon Court - there are always plenty of regular activities to enjoy. These may include: coffee mornings; art group; fitness classes; film night; games and quiz night;, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

The Local Area
Poundbury is a unique urban development influenced and overseen by Charles, former Prince of Wales, reflecting his vision of new communities in the 21st century. There are numerous amenities within walking distance of Bowes Lyon Court including Waitrose, the Duchess of Cornwall Hotel and Restaurant, garden centre with two cafes, dentists, a medical centre, and a mature woodland park.

15 Bowes Lyon Court
No. 15 Bowes Lyon Court is a beautifully presented first-floor apartment, ideally situated close to the lifts, which provide convenient access to all floors. The property benefits from high ceilings and sash windows, creating a wonderful sense of space and allowing plenty of natural light to fill the rooms. The bright and spacious living room provides a welcoming setting in which to relax and entertain, complemented by a separate modern kitchen fitted with a range of integrated appliances.

The well-proportioned, dual-aspect double bedroom benefits from a fitted wardrobe, while the contemporary shower room features a level-access shower for ease of use. Two useful walk-in storage cupboards, accessed from the entrance hall, provide excellent additional storage space.

The apartment is particularly well positioned within the development, being on the same floor as the library and billiards room, laundry room and wellness suite, allowing residents to enjoy these excellent communal facilities just moments from their front door.

Car Parking
There is underground parking at Bowes Lyon Court available on a permit basis with a charge of around £250 per annum. However, Poundbury is unique in so much as there are no restrictions on parking in any of the surrounding roads, therefore there is always ample parking available nearby.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Bowes Lyon Court and is where the majority of social gatherings take place. Regular activities include; can coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. There is also a cafe seating area, an orangery and billiard room.

The Restaurant
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Bowes Lyon Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Care & Support
The personal care services available at Bowes Lyon Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Service Charge
What your service charge pays for:

• Underfloor heating to individual apartments
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service charge:£10,469.86 per annum (for financial year ending 30/06/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to .

Lease Information
Ground rent: £435 per annum
Ground rent review: August 2031
125 Years from the 1st August 2016

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to .

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













