Bowes Lyon Court

Poundbury Dorchester, DT1 3DA

£250,000 Leasehol

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Poundbury Dorchester, DT1 3DA

- Exclusive Second Floor Retirement Apartment with Lift Access ~ Bowes Lyon Court
- Elegant Lounge Diner leading to Private Corner Balcony with Picturesque Far Reaching Views
- Offered For Sale with No Onward Chain
- New Carpets & Curtains Throughout
- Highly-Sought After Central Poundbury Location ~ Close to Amenities
- Excellent Communal Facilities including Lounge, Library, Laundries, Leisure Areas, Well-Being Suite & Restaurant
- Modern Fitted Kitchen
- Separate Cloakroom / WC (Ideal for Guests)
- Two Well-Proportioned Double Bedrooms
- Practical Modern Wet Room

To support a smooth transition, the vendor is willing to consider a contribution towards service charges and/or redecoration, subject to negotiation.

Set in the CENTRE OF POUNDBURY, CLOSE TO AMENITIES, to include Poundbury Garden Centre, The Duchess of Cornwall Restaurant and Waitrose, to name a few, is this TWO DOUBLE BEDROOM APARTMENT offered for sale with NO ONWARD CHAIN. The property boasts SPACIOUS ACCOMMODATION, with: a PRIVATE BALCONY with FAR-REACHING VIEWS over Poundbury and the countryside; an ELEGANT, SPACIOUS LOUNGE DINER as well as PRACTICAL WETROOM and separate WC. It is located within the highly regarded five-star McCarthy & Stone development of Bowes Lyon Court, presenting excellent communal facilities

including lounge, library, laundries, leisure areas, well-being suite and restaurant.

Stepping over the threshold, you find yourself in the generous entrance hallway. The hallway provides a warm welcome to the home, is the perfect space to store shoes and hang coats as well as including both airing and storage cupboards. The hallway also provides access to the separate WC - a very useful addition to the apartment.

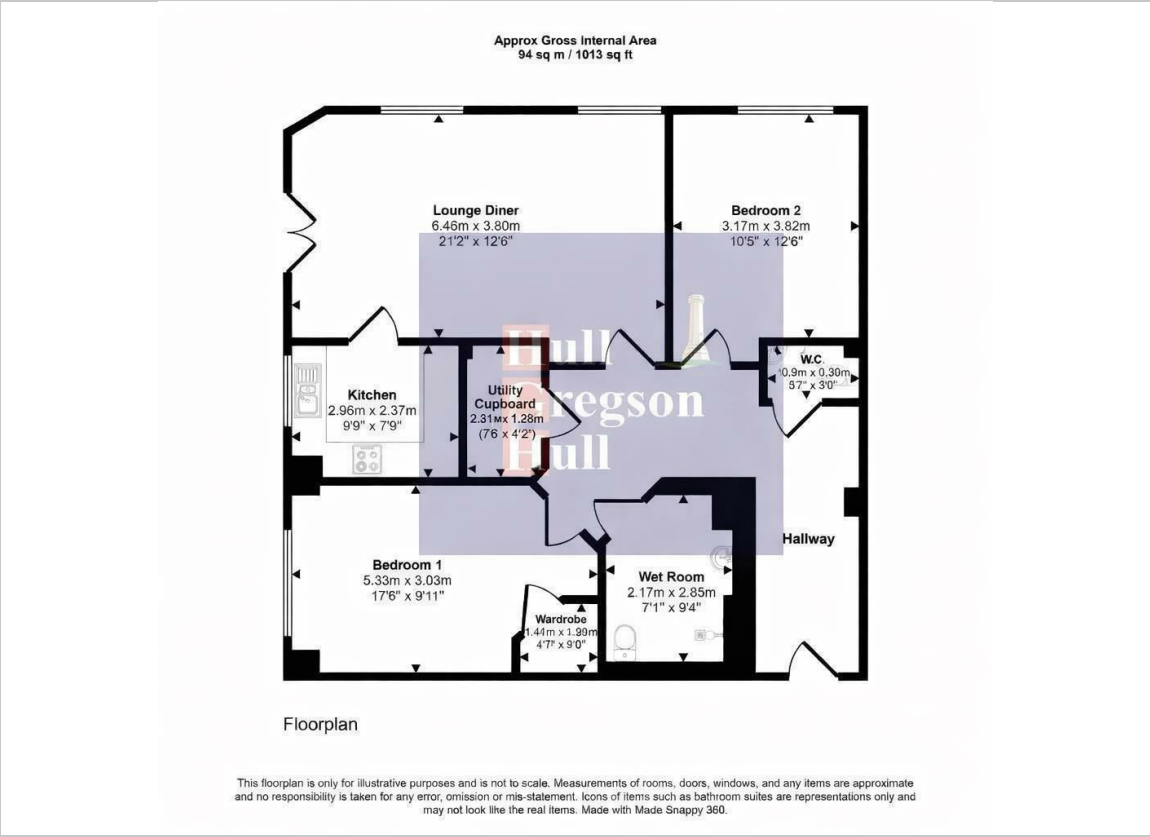
The living area presents a dual-aspect, light and airy lounge diner well-suiting open-plan living. The room hosts newly fitted carpets, bespoke curtains and access to the balcony. The balcony is a beautiful outside space to lap up rays of sunshine overlooking Poundbury and far-reaching countryside views.

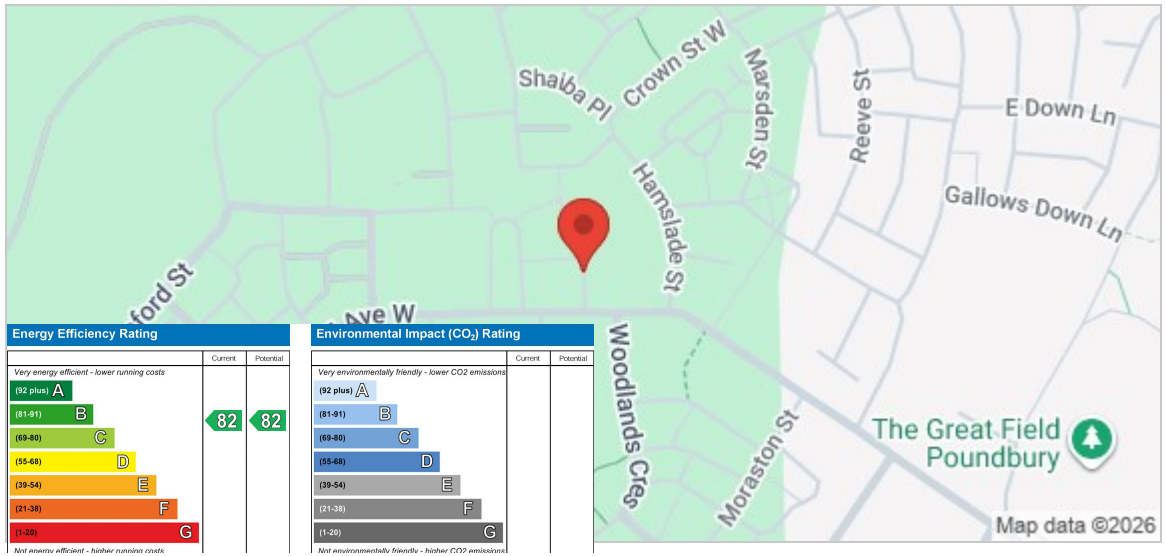
The kitchen comprises contemporary shaker-style wall and base units with worktops over and includes integrated appliances such as a fridge/freezer, dishwasher, eye-level electric oven, microwave, induction hob and extractor hood. There is also space for a washing machine or dishwasher.

The property boasts two well-proportioned double bedrooms offering plenty of floorspace and boasting a pleasant outlook spilling rays of sunshine into the room. The principal suite also boasts a walk-in wardrobe.

A modern, age-friendly wet room with WC completes the internal accommodation.

Heating is via under floor heating with a separate thermostat for each room.





Lounge Diner
21'2" x 12'5" (6.46m x 3.8m)

Kitchen
9'8" x 7'9" (2.96m x 2.37m)

Bedroom One
17'5" x 9'11" (5.33m x 3.03m)

Walk In Wardrobe
4'8" x 3'11" (1.44 x 1.21)

Bedroom Two
12'6" x 10'4" (3.82m x 3.17m)

Wet Room
9'4" x 7'1" (2.85m x 2.17m)

Utility Store
7'6" x 4'2" (2.31 x 1.28)

WC

Hallway

Service Charge
The annual service charge is £11,886.69 and covers a comprehensive range of services and facilities. This includes one hour of weekly domestic assistance for each apartment, which may be used for cleaning and/or laundry assistance, along with staffing costs for a 24-hour on-site team and an estate manager. The charge also provides for the cleaning of external windows and internal communal glazing, as well as water rates for both the apartments and shared areas. The service charge also enables a cooked three-course meal, with extensive daily menus, to be provided every day at low cost.

Electricity, heating, lighting and power to all communal areas are included, together with underfloor heating to each individual apartment. A 24-hour emergency call system is in place, with pull cords installed in every room, including the cloakroom and wet room. The service charge further covers repairs and ongoing maintenance to internal and external communal areas, buildings insurance and provision for on-site catering facilities.

Ground Rent
Annual ground rent of £510.00.

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

Length of lease
Lease Length - 125 years from August 2016.

-Storage compartments £75.00 per annum.
-Underground parking space - £250.00 per annum.
(Both are subject to availability at time of sale).

Assisted Living
Bowes Lyon Court offers tailored Assisted Living services*, with care and support packages designed to suit individual needs. A 24-hour on-site manager and emergency pull cords in every room provide peace of mind. Residents can request morning wake-up calls and benefit from flexible care arrangements that can be adjusted over time. A daily three-course cooked lunch is available in the table-service restaurant (at a minimal additional cost), alongside optional domestic support. The development also features comfortable communal lounges, a library, coffee areas and a Wellbeing Suite offering health, beauty and hairdressing services.

Bowes Lyon Court
Bowes Lyon Court is an exclusive Assisted Living development designed for residents aged 70 and over. The development comprises 62 one and two-bedroom apartments and benefits from lift access to all floors. It is ideally positioned within easy walking distance of Queen Mother Square, which offers a selection of amenities including Waitrose, a public house, butcher, Monart Luxury Spa, gallery, garden centre, cafés, opticians and restaurants. The wider Poundbury development also provides boutiques, a post office, veterinary practice, dental and doctors' surgeries, Damers First School and several specialist retailers.