PARKERS

01305 340860

Independent Property Consultants and Valuers

Bowes Lyon Place, Poundbury

Asking price £115,000

OFFERED WITH NO ONWARD CHAIN. This second-floor apartment is situated in an assisted living community designed exclusively for those aged 70 and over, within the sought-after Poundbury development. The property features a spacious sitting room, modern kitchen, two double bedrooms, wet room and WC. Additionally, the home boasts a balcony which receives a westerly facing aspect. EPC rating C.

32 Bowes Lyon Court, 2 Bowes Lyon Place, Poundbury, DT1 3DA

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

Entrance
An entrance door leads to the property's hallway with access granted to the majority of rooms, including the WC. Also located in the hallway, are two storage cupboards, one of which houses the boiler and electrics.

Sitting Room
The sitting room offers good-size dimensions, a dual aspect and direct access onto the balcony. A door to the front of the room leads to the kitchen.

Kitchen
The kitchen is fitted with a range of neutral 'shaker' style wall and base level units with wood block effect laminate work surfaces over and wood-effect flooring. Integral appliances include a Bosch fridge-freezer, Neff oven, microwave, four-ring electric hob with extractor hood over and Indesit slimline dishwasher.

Bedrooms
There are two bedrooms at the property, both are double in size and both benefit from access onto the balcony. Bedroom one further benefits from fitted storage.

Wet Room
The wet room is fitted with a suite consisting of a WC, wash basin with storage to the side and below, heated towel rail and a shower area. The room is finished with anti-slip flooring and part-tiled walls.

Agents Notes
There is an Annual Service charge of £13,249.20. 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.

Annual ground rent of £450.

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.

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

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

Please note the property is situated in an area of outstanding natural beauty.

Flood Risk
Surface Water - Very low Risk

Rivers and the Sea - Very low Risk

https://check-long-term-flood-risk.service.gov.uk/risk#

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

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

Stamp Duty
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

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.

24 Peverell Avenue West, Poundbury, Dorchester, DT1 3SU
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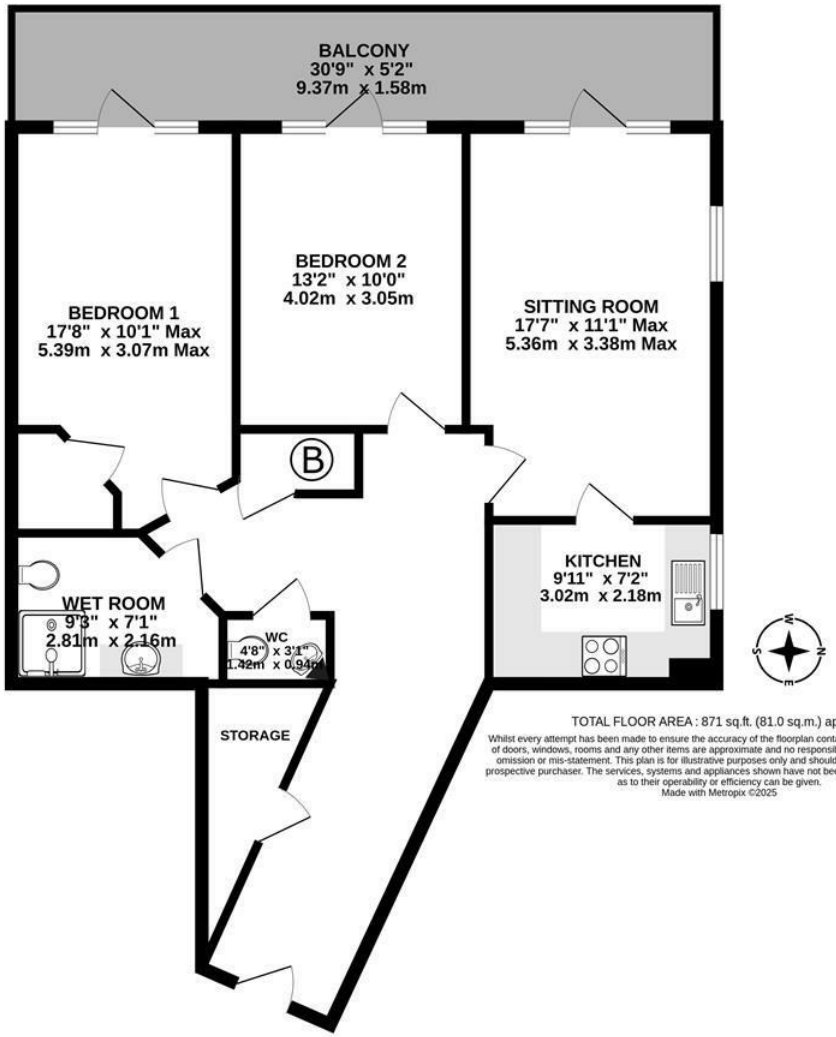
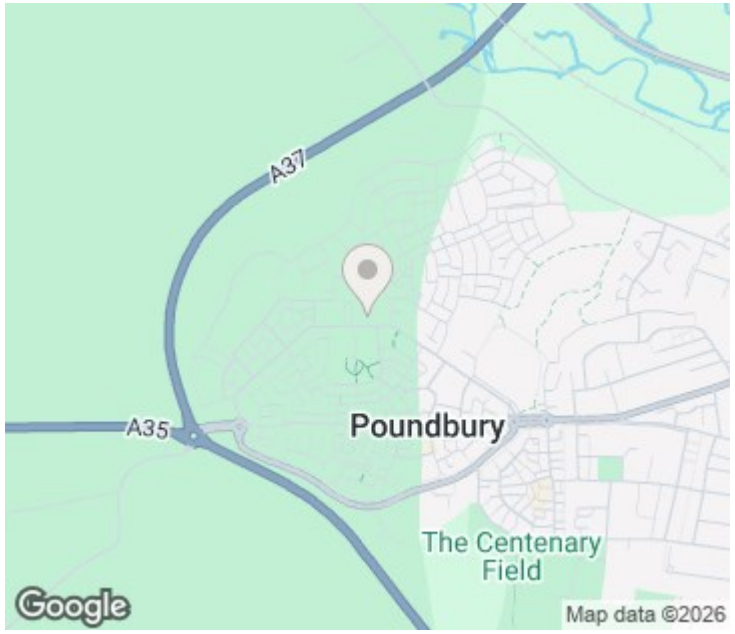
SECOND FLOOR
871 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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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