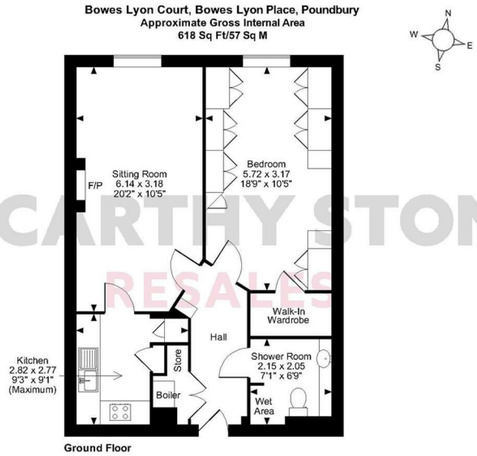
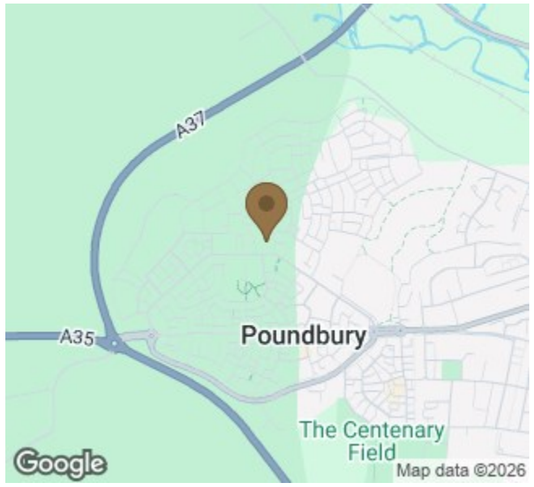
Excellent

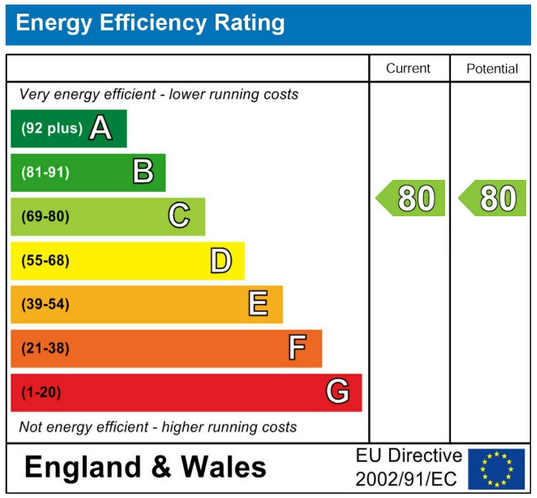
Trustpilot

McCarthy & Stone
Resales.



McCARTHY STONE
RESALES





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

10 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 10 Bowes Lyon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

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

Why you'll love living here:

- Beautifully Presented Ground Floor Apartment With Spacious Rooms & High Ceilings
- Modem Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe Plus Further Ample Storage
- Modern Bathroom With Walk In Shower
- On Site Restaraunt
- Fabulous Facilities Include Orangery, Communal Lounge and Billiard Room
- Estates Team & 24 Hour Careline For Peace-of-Mind
- On Site Wellness Suite
- Guest Suite Available For Family & Friends
- Great Location With Waitrose & Hotel/Pub Close By

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Bowes Lyon Court, Poundbury, Dorchester

1 | 1 | Asking price £150,000

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 on Queen Mother Square. This is a retirement living plus development exclusively for those aged over 70. Bowes Lyon Court offers the level of freedom needed to maintain your independence for longer in your own home, and live retirement to the full.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is an on-site team and an Estates Manager 24/7 so residents receive flexible, consistent support and care where required, in their own home. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a club lounge, a table service restaurant serving a varied and three course daily lunch, café lounge, 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.

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.

For those unaware, 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, dentists, a medical centre, and a mature woodland park.

Entrance Hallway
With solid entrance door having security spy-hole. Store cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed Vent Axia system. Security intercom system that provides for a verbal and visual link (via homeowners TV) to the main development entrance door, emergency pull cord. Feature glazed panelled door to the living room.

Living Room
A light and bright room courtesy of the large double glazed window and generous ceiling height. Focal point fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

Kitchen
Quality range of 'soft-cream' fitted units with attractive contrasting woodblock effect laminated worktops and matching upstands incorporating a stainless steel single drainer sink unit. Excellent range of integrated appliances comprising; a Neff four-ringed hob with extractor hood over and contemporary glazed splash panel, Neff waist-level oven with matching microwave oven above, concealed dishwasher, fridge and freezer.

Double Bedroom
Excellent double bedroom with a Georgian styled double-glazed window. Walk-in wardrobe with auto light, hanging space, shelving and drawers, further modern fitted furniture provides ample storage. Emergency pull cord.

Shower Room
Modern white sanitary ware comprising; walk-in level access shower with raindrop shower head and separate adjustable shower, back-to-the-wall WC with concealed cistern, inset vanity wash hand basin with under sink store cupboard and mirror with integrated light and shaver point over. Heated ladder radiator/towel rail, emergency pull cord, extensively tiled walls and vinyl flooring.

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.

Service Charge
What your service charge pays for:

- 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
- Individual apartments underfloor heating

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 to support you with service charges and living costs.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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

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

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.

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.