PARKERS

01305 340860

Independent Property Consultants and Valuers

Bowes Lyon Place, Dorchester

Asking price £70,000

OFFERED WITH NO FORWARD CHAIN and situated in an area of outstanding beauty, this spacious one-bedroom, second-floor apartment is superbly located in the heart of Poundbury, close to Queen Mother Square. The apartment is part of a prestigious McCarthy Stone development, an assisted living community designed exclusively for those aged 70 and over. The accommodation offers a sophisticated living experience, defined by its bright layout and modern finishes. Combining a well-appointed kitchen and wet room, thoughtful storage and a spacious double bedroom, this residence perfectly balances contemporary convenience with the timeless charm of its prestigious surroundings. EPC rating B.

36, 2 Bowes Lyon Place, Poundbury, Dorchester, DT1 3DA

Situation
Poundbury is King Charles III'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. Within walking distance to the property there is 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. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby.
Dorchester is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. There are train links to London Waterloo, Bristol Temple Meads, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Bowes Lyon
Constructed in 2016, Bowes Lyon Court is a Retirement Living Plus development, exclusively for those aged over 70. There is an on-site team and an Estates Manager 24/7 providing residents with assistance and care where required, in their own home. There are fabulous social spaces such as a homeowners' lounge, a table service restaurant serving a varied three course daily lunch, café area, 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. Furthermore social events organised include coffee mornings; art group; fitness classes; film night; games and quiz night;, seasonal and themed events and occasional organised trips for those who wish to take part.

Apartment 36
Access to the property is via a secure entry phone system, with the apartment located on the 2nd floor. A wooden front door opens into a welcoming hallway with matching wooden doors throughout. The hallway is fully carpeted and extends through to the main living area. The space offers a generous dedicated storeroom housing the boiler. Additionally, safety pull cords are located in the bedroom and bathroom, providing added security and peace of mind. The property is neatly presented and well decorated throughout.

Living Room
A uniquely shaped room, this is one of the apartment's standout features, offering a bright, cosy, and inviting atmosphere.

Kitchen
The home benefits from a modern, fully fitted kitchen designed for efficiency, featuring wall and base-level units with a wood-effect work surface over. A stainless steel sink with drainer is integrated beneath the window. The kitchen is well equipped with integrated appliances, including a Neff electric oven, four-ring electric hob with extractor hood above, a Hotpoint 50/50 fridge freezer, and a NEFF slimline dishwasher.

Bedroom
The home offers a comfortable double bedroom and features fitted wardrobes. The room is finished with neutral tones and carpeted.

Wetroom
The home is served by the contemporary wetroom, finished with practical lino flooring. The over-head rain shower is fitted a convenient hand-held attachment and benefits from fitted wall mounted hand rail. The modern suit is comprised of a low-level W/C, wash hand basin with vanity storage below, a mirrored vanity cabinet with integrated lighting, and a heated towel rail.

Agents Notes
Service Charge: £10,469.86 per annum (for financial year ending 30/06/2027) This includes one hour domestic assistance to each apartment per week, staff costs, cleaning of communal windows, upkeep of gardens and grounds, 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. Provision for onsite catering.

Approximate ground rent is £435 per annum, as advised by McCarthy & Stone. Please note that this figure is subject to change.

Lease Length - 125 years (less 10 days) from and including 16 August 2016.

Storage compartments and underground parking space are both subject to availability and cost.

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.

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

Services
Mains electricity, water and drainage are connected.
Electric Underfloor heating.

Broadband and Mobile Service
At the time of the listing, standard, superfast and ultrafast broadband are available.

There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

For up-to-date information please visit https://checker.ofcom.org.uk

Local Authorities
Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

Council Tax Band D.

Flood Risk
Enquire for up-to-date details or check the website for the most current rating.

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

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

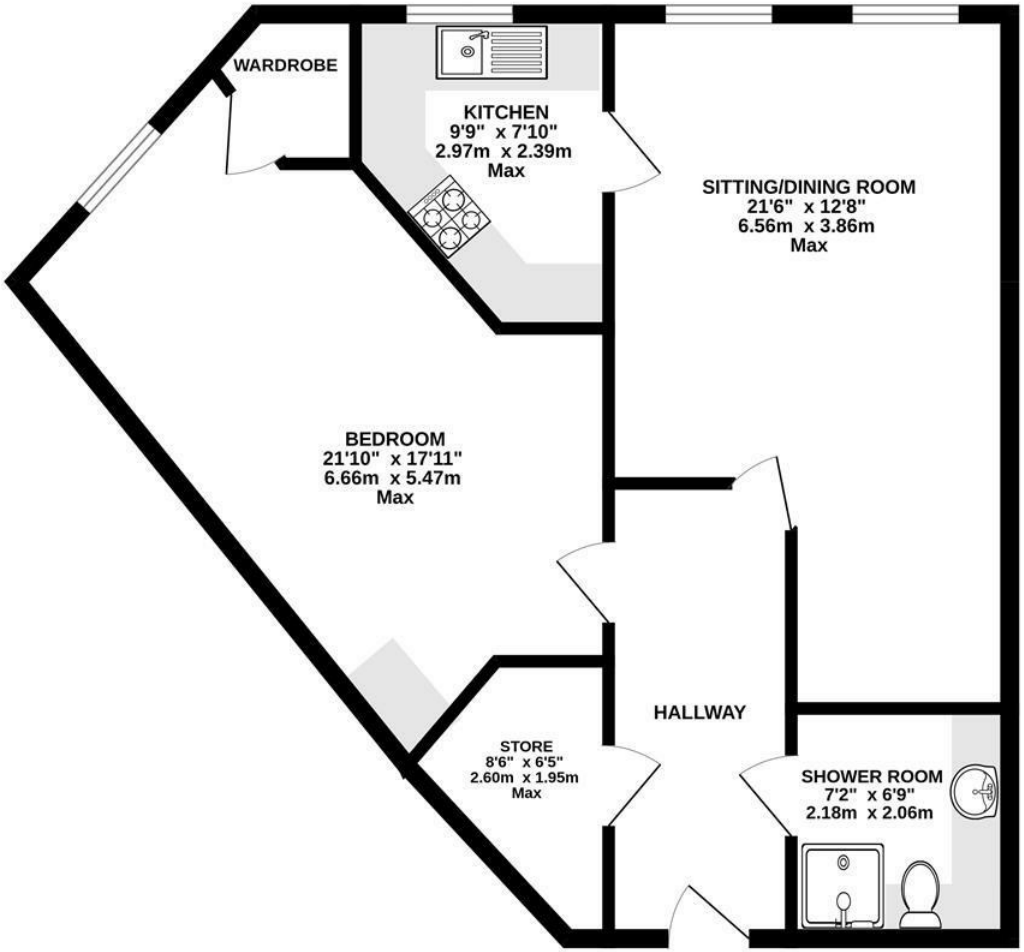
Photography and Videos
Photography or video recording is not permitted during a viewing unless agreed in advance with the seller via the a representative of Parkers.

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
01305 340860 enquiries@parkersproperty.com

follow us at @parkers_pbury
like 'Parkers Property' on facebook

GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.

TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.
Made with Metropix ©2026