PARKERS

01305 340860

Independent Property Consultants and Valuers







Bowes Lyon Place, Dorchester

Price guide £140,000

OFFERED WITH NO FORWARD CHAIN, and situated in an area of outstanding natural beauty, this spacious two-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. It offers a bright, front-aspect lounge with a lovely Juliette balcony, a fitted kitchen with integrated appliances and two spacious double bedrooms, one of which benefits from a fitted wardrobe. There is a modern shower room and an additional cloakroom with w/c & hand wash basin. The apartment features a 24-hour emergency call system. Additionally there are excellent storage solutions throughout. EPC rating B.

39, 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 39
Access to the property is via a secure entry phone system, with the apartment located on the second floor. The front door opens into a welcoming hallway, which provides access to the living room, bathroom, an additional cloakroom with a secondary w/c and hand wash basin, two bedrooms, and a generously sized storage cupboard. The property is neatly presented and well decorated throughout, with both the entry phone system and emergency pull cord conveniently positioned, offering added peace of mind and security.

Living room
The good sized living room is flooded with natural light from the double doors that provide access to the balcony, offering a pleasent outlook. The room offers ample space for both lounge and dining furniture. Finished in calming tones and fully carpeted.

Kitchen
The well equiped kitchen is comprised of wall and base level units with attractive wood effect worksurface over and matching upstand. There is a range of appliances including a fridge/freezer, slimline Indesit dishwasher, Schott Ceran electric hob with extractor hood over, an eye level NEFF oven and an integrated microwave. Wood effect laminate flooring and under counter lighting finish the space.

Bedrooms
Bedroom One is a well-proportioned double room with a good sized built in wardrobe and a large window alowing plentiful natural light to fill the room, maximising the bright and airy feel while providing both comfort and storage. The room is fitted with an emergency pull cord and is finished with carpet and decorated in neutral tones. Bedroom two is a versitile space, also double in size and is finshed with neautral tones and carpeted. The space is ideal as a second bedroom, dining room or study.

Bathroom
The shower room comprises a well-proportioned walk-in overhead shower with an additional handheld shower attachment, complete with curtain rail and handle bar, a W/C and a hand wash basin with built-in vanity storage beneath. The room is finished with a heated towel rail, extractor fan, part tiled walls and wet room flooring.

Agents Notes
There is an monthly service charge of £1160.39 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.

We are advised that the half-yearly ground rent is £255.00 and is to be reviewed in August 2031.

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 and superfast broadband are available.

Mobile phone service varies dependent upon your provider.

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 E.

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





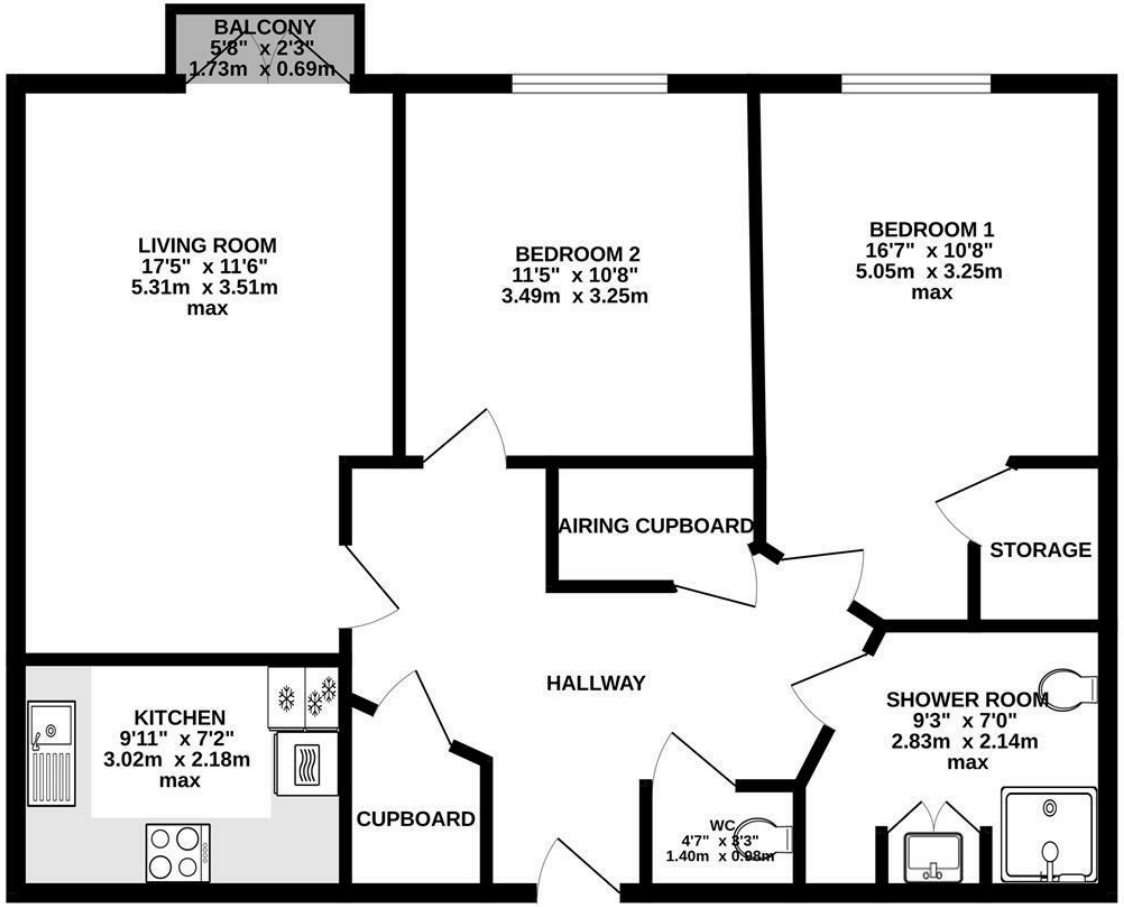


Important notice. Parkers notify that:
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars 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

SECOND FLOOR
800 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.4 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

