



Bowes Lyon Place, Poundbury, Dorchester, DT1 3DA

Dorchester

Guide Price
£115,000

This superb top-floor apartment is set within prestigious Bowes Lyon Court, a landmark over-70s McCarthy & Stone development located right in the heart of Poundbury. With its full-width private balcony, spacious layout, and elevated outlook over the development entrance, courtyard and countryside views, this is a beautifully designed home offering independence with added peace of mind.

The apartment is light, airy and welcoming, with underfloor heating throughout (included in the service charge) and doors leading to the balcony from the sitting room and both bedrooms – perfect for enjoying morning coffee or evening sunshine. There's even an outside tap on the balcony for easy watering!

OUR VIEW

For us, this represents a fantastic opportunity at a really attractive price, particularly for such a spacious two-bedroom apartment within Bowes Lyon Court.

Being on the top floor gives it a lovely light and airy feel, but it's the full-width balcony that makes it particularly special. With doors opening onto it from the sitting room and both bedrooms, there's a genuine sense of outside space that's quite unusual for apartment living.

The accommodation is generous too, with two proper double bedrooms, excellent storage and plenty of room for visiting family and friends – or simply having that valuable extra room for hobbies or a second sitting space.

Bowes Lyon Court itself offers an impressive range of facilities and support, but you're also right in the heart of Poundbury, with Queen Mother Square and its shops, cafés and amenities close at hand.

We think this would make a wonderful home for someone looking to retain their independence and their own front door, while enjoying the reassurance, community and convenience that Bowes Lyon Court provides.





A generous entrance hall offers a warm welcome with excellent storage, including a large boiler/store cupboard and a second hall cupboard for everyday essentials. The spacious living/dining room enjoys lovely natural light, with dual doors opening onto the balcony and a feature glazed door leading into the kitchen. The contemporary fitted kitchen includes integrated Neff appliances — hob, oven, microwave, fridge/freezer, and dishwasher — all set beneath soft-cream cabinets and wood-effect worktops. The master bedroom is a fantastic size with balcony access and a large walk-in wardrobe fitted with shelves, drawers and hanging space. The second double bedroom also opens onto the balcony and is perfect for guests, hobbies or as a second sitting space. The wet room is modern and well equipped with a walk-in shower, WC, vanity basin and heated towel rail. There's also a separate cloakroom WC for added convenience.

Living at Bowes Lyon Court means so much more than just a lovely apartment. Residents benefit from:

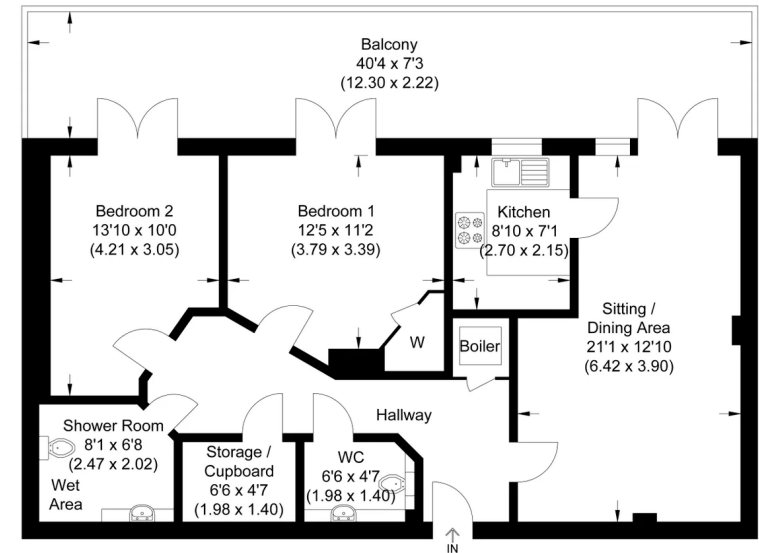
- Underground parking (permit available at approx. £250/year)
- Secure storage cage available for additional storage needs
- Lift access to all floors
- On-site restaurant, café lounge and orangery
- Residents' lounge, library, billiards room and function room
- Guest suite for overnight visitors
- Mobility scooter storage and charging
- One hour of domestic cleaning per week included
- On-site estate manager and 24/7 team
- Emergency pull cords in every room
- Landscaped communal gardens

Council Tax Band: E
 Tenure: Leasehold
 Length of Lease: 116
 Annual Ground Rent Amount: £510.00
 Annual Service Charge Amount: £11,886.00





Approximate Gross Internal Area
78.0 sq m / 839.58 sq ft)



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.