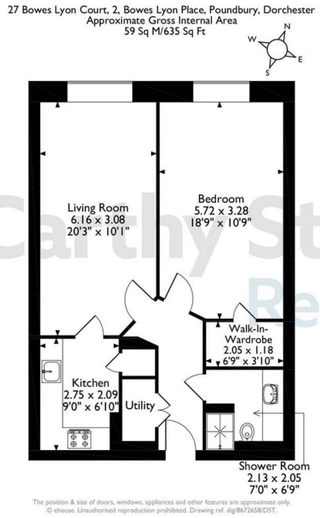
Excellent

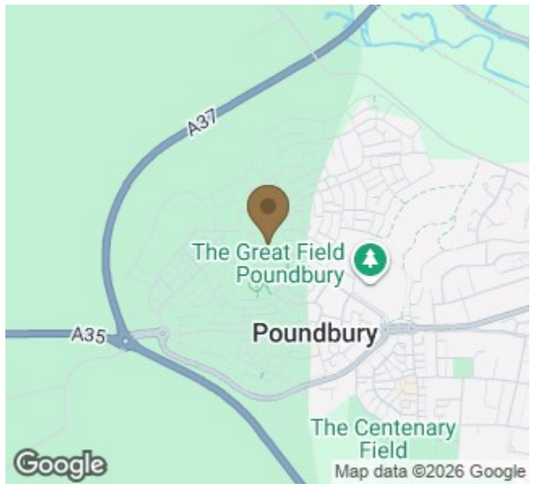
Trustpilot

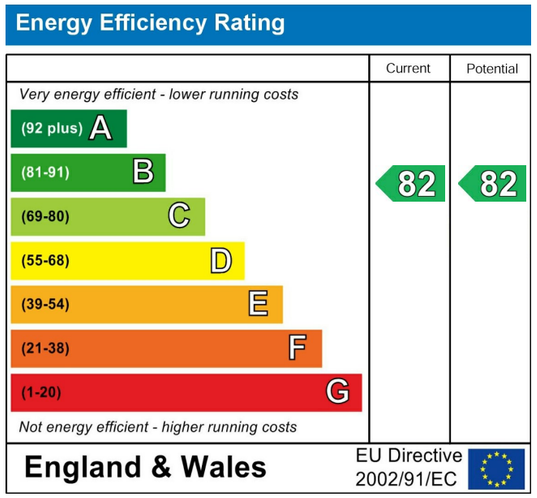
McCarthy & Stone
Resales.





McCarthy Stone
Resales









27 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 27 Bowes Lyon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £179,950
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Bright & Spacious Living Room
- Modern, Well Equipped Kitchen & Shower Room
- Double Bedroom With Walk In Wardrobe
- Fabulous Facilities Include Restaurant, Orangery, Communal Lounge and Billiard Room
- Wellness Suite
- On Site Estates Team & 24 Hour Careline For Peace-of-Mind
- Extra Care Packages Available By Arrangement
- Great Location With Waitrose & Hotel/Pub Close By
- Guest Suite Available For Visiting Family And Friends

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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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

27 Bowes Lyon Court, Dorchester

1 | 1 | Asking price £179,950

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 close to Queen Mother Square. This is a Retirement Living Plus development, exclusively for those aged over 70. Bowes Lyon Court offers the level of support needed to maintain your independence for longer in your own home, and live retirement to the full.

There is an on-site team and an Estates Manager 24/7 so residents can receive flexible, consistent assistance and care where required, in their own home. One hour of domestic assistance is included within the service charge and for added peace of mind, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance, including window cleaning, is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a homeowners' lounge, a table service restaurant serving a varied three course daily lunch, café area, snooker 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.

The Local Area
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, garden centre with two cafes, dentists, a medical centre, and a mature woodland park.

No.27
No.27 is a very well presented first floor apartment, situated within a short stroll of the lifts that serve all floors. The bright and spacious living room has a large sash style window, and a separate modern kitchen comes complete with integrated appliances. The double bedroom has a walk in wardrobe, and the modern bathroom has a level access shower.

Entrance Hallway
Approached via a solid entrance door with security spy hole. A walk in cupboard with light & shelving houses the Gledhill cylinder supplying domestic hot water, along with the separate 'Vent Axia' heat exchange unit, making it an ideal airing cupboard. A security intercom system provides a verbal and visual link to the main development entrance door and a 24 Care Line panel is wall mounted. A feature glazed panelled door leads to the living room.

Living Room
A spacious room with a large sash window. Feature pendant light, telephone & television points, and glazed door to kitchen.

Kitchen
Quality range of 'soft-cream' fitted units with attractive contrasting woodblock effect laminated worktops with inset 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, matching microwave oven, integrated dishwasher and fridge and freezer. Wood effect flooring.

Double Bedroom
Double bedroom with sash style window. Walk in wardrobe with light, shelving, drawers and hanging space. Emergency pull cord.

Shower Room
A modern spacious shower room with 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.

Lease Information
Ground rent: £435 per annum
Ground rent review: August 2031
125 Years from the 1st August 2016

Service Charge
What your service charge pays for:

- Underfloor heating to individual apartments
- 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 grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

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.

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.













