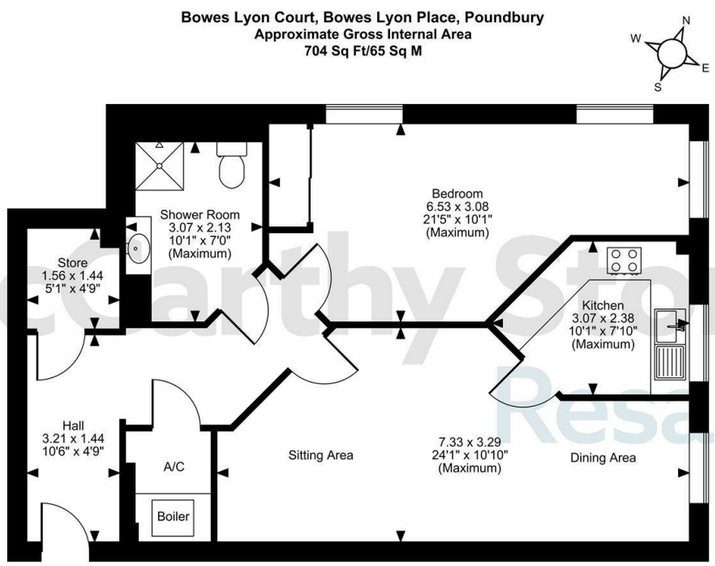
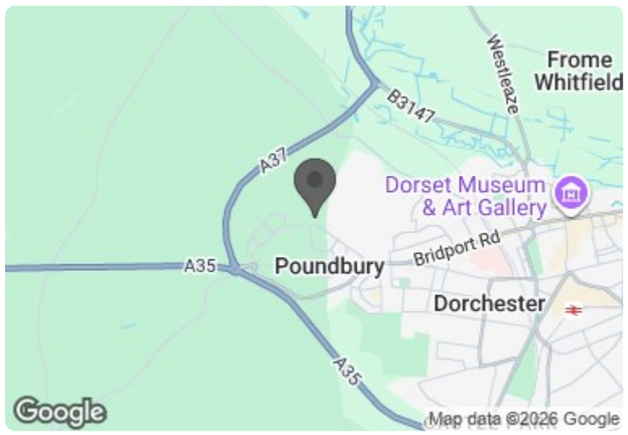
McCarthy Stone
Resales

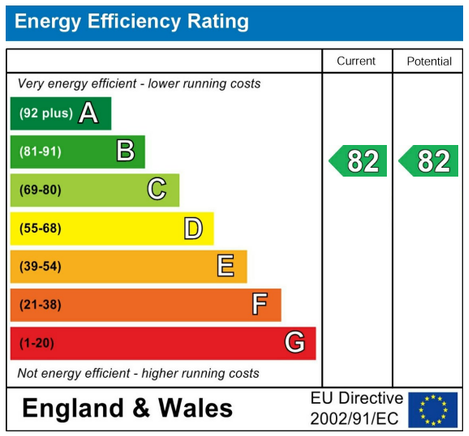


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8636112/JOV

Council Tax Band: C





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you

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

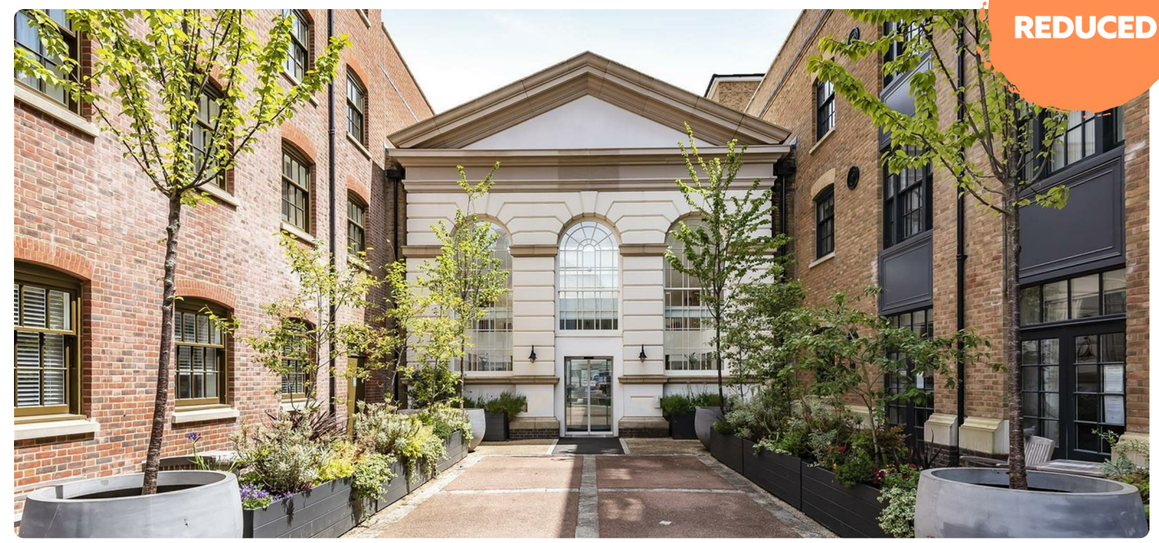
The Property Ombudsman

McCarthy Stone
Resales

15 Bowes Lyon Court

Bowes Lyon Place, Poundbury, Dorchester, DT1 3DA

PRICE REDUCED



PRICE REDUCTION

Asking price £160,000 Leasehold

Come along to our Christmas Market Open Day - Wednesday 18th November 2026 - from 1.30pm to 3.30pm - BOOK YOUR PLACE TODAY!

Well presented, dual aspect, first floor, one bedroom retirement apartment offering spacious rooms and larger than average storage. Situated within close reach of the lifts that serve all floors and an easy stroll to a free to use laundry room, the library & snooker room.
*On site subsidised restaurant *Pet Friendly *Energy Efficient

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Bowes Lyon Court, Poundbury, Dorchester

1 Bed | £160,000

PRICE REDUCED

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.15
No.15 is a very well presented first floor apartment, situated within close reach of the lifts that serve all floors. There is a bright, spacious living room and a separate modern kitchen with integrated appliances. A well proportioned, dual asepct double bedroom has a fitted wardrobe and the modern shower room has a level access shower.

Entrance Hallway
Approached via a solid entrance door with security spy hole, the L shaped hallway is fitted with useful handrails and boasts a large storage cupboard with light & shelving that is perfect for storing wheelchairs and walkers as well as numerous coats etc. There is a further cupboard with light & shelving that houses the Gledhill boiler supplying domestic hot water and 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 large electrically operated sash window with pleasant views down to Hamslade Green, two feature pendant lights, telephone point and glazed door to kitchen

Kitchen
A bright room with a large electrically operated sash window. 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
Excellent dual aspect double bedroom with three sash windows (one electrically operated) large fitted wardrobe with shelves, 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 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

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).

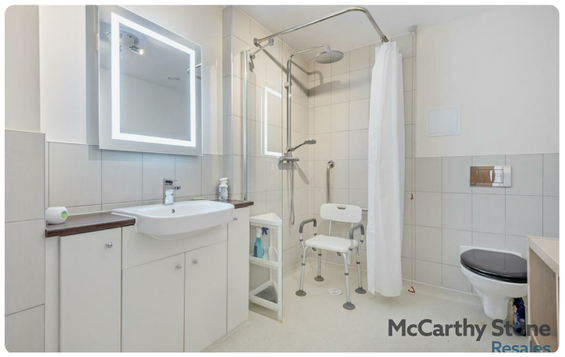
Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- 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.