

36 Bowes Lyon Court

Bowes Lyon Place, Dorchester, DT1 3DA



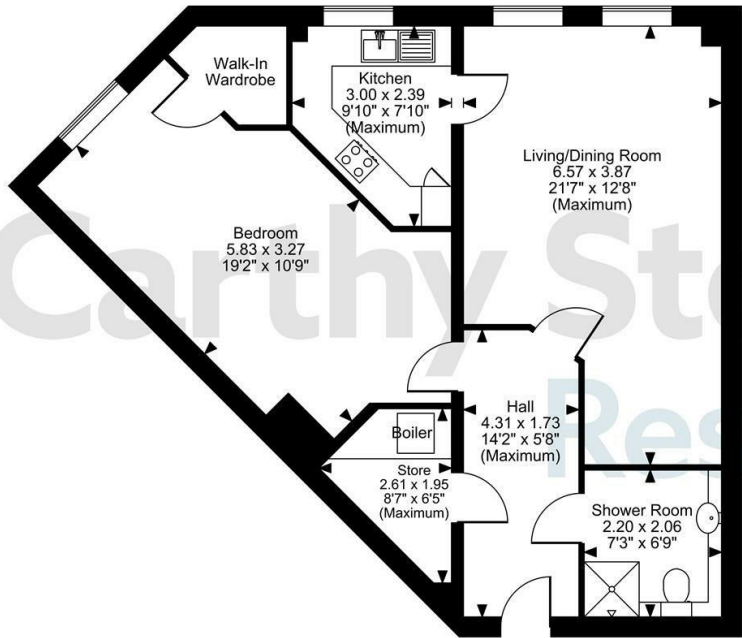
Asking price £130,000 Leasehold

Very well presented, one bedroom, second floor retirement apartment situated within close reach of the lifts that serve all floors.
On Site 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, Bowes Lyon Place, Poundbury
Approximate Gross Internal Area
722 Sq Ft/67 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Bowes Lyon Court, Poundbury, Dorchester

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, 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.

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, dentists, a medical centre, and a mature woodland park.

No.36

No.36 is a very well presented second floor apartment, situated within close reach of the lifts that serve all floors. The bright, spacious living room has 2 windows and the modern kitchen is well equipped with integrated appliances. A well proportioned double bedroom has a walk in wardrobe and the modern shower room has a level access shower.

Entrance Hallway

A solid entrance door with security spy-hole opens in to the apartment. A versatile Boiler/Store cupboard with light and shelving houses the Gledhill boiler supplying domestic hot water and the separate 'Vent Axia' heat exchange unit. 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

An interesting shaped and spacious room with two electrically operated sash style windows and feature pendant light. A glazed panelled door brings further light in to the room and leads to the well equipped 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 with latest 'tilt and slide' door, matching microwave oven, integrated dishwasher, fridge and freezer. Plank-effect flooring and elegant, electrically operated, sash style window with electronically operated blind.

Double Bedroom

Excellent double bedroom with a walk-in wardrobe with auto light and ample hanging space, shelving and drawers. Feature pendant light, emergency pull cord and elegant, electrically operated, sash style window.

Shower Room

Modern 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

1 Bed | £130,000

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.

