

Connells

Bowes Lyon Court Bowes Lyon Place
Poundbury Dorchester

Bowes Lyon Court Bowes Lyon Place Poundbury Dorchester DT1 3DA

for sale
£115,000







Property Description

Set on the top floor of the impressive Bowes Lyon Court development in the heart of Poundbury, this beautifully presented apartment offers a wonderful combination of space, independence and reassurance - with a fantastic full-width private balcony that really sets it apart.

The apartment feels light and airy throughout, with doors opening onto the balcony from the sitting room and both bedrooms, creating a genuine connection with the outside and giving you somewhere lovely to sit with a morning coffee or enjoy the evening sunshine.

A generous entrance hall gives a lovely sense of space as soon as you arrive, with excellent storage including a large boiler/store cupboard and a further hall cupboard.

The living/dining room is a particularly comfortable size, with plenty of room for both seating and dining furniture. Natural light pours in through the glazed doors opening onto the balcony, while a further glazed door leads into the kitchen.

The contemporary kitchen is thoughtfully fitted with soft cream cabinetry and wood-effect worktops, together with integrated Neff appliances including an oven, hob, microwave, fridge/freezer and dishwasher.

There are two double bedrooms with direct access onto the balcony and walk in wardrobe features to enjoy.

The property also benefits from a modern wet-room for convenience of its user.

3rd Floor

Entrance Hall

The front door leads into the entrance hall with a storage cupboard, a cupboard housing the boiler and doors leading to the open plan lounge / dining room, the cloakroom, the wet room and the two bedrooms.

Lounge / Dining Room

A door from the entrance hall leads into the open plan lounge / dining room with a television aerial socket, a telephone point, a pair of doors that lead onto the balcony and a door leading to the fitted kitchen.

Kitchen

A door from the open plan lounge / dining room lads into the fitted kitchen with a range of wall and base units with worksurfaces over, an integrated electric oven and hob with a cookerhood over, an integrated fridge freezer and dishwasher with a double glazed window to the rear aspect.

Cloakroom

A door from the entrance hall leads into the cloakroom with a WC, and a wash hand basin within a vanity unit.

Wet Room

A door from the entrance hall leads into the part tiled wet room with a shower, a WC, a wash hand basin within a vanity unit, a heated towel rail and an extractor fan.

Bedroom 1

A door from the entrance hall leads into bedroom 1 with a built in wardrobe, a telephone point, a television aerial socket and a pair of french doors that lead onto the balcony.

Bedroom 2

A door from the entrance hall leads into bedroom 2 with a television aerial socket, a telephone point and a pair of french doors that lead onto the balcony.

Outside Space

Balcony

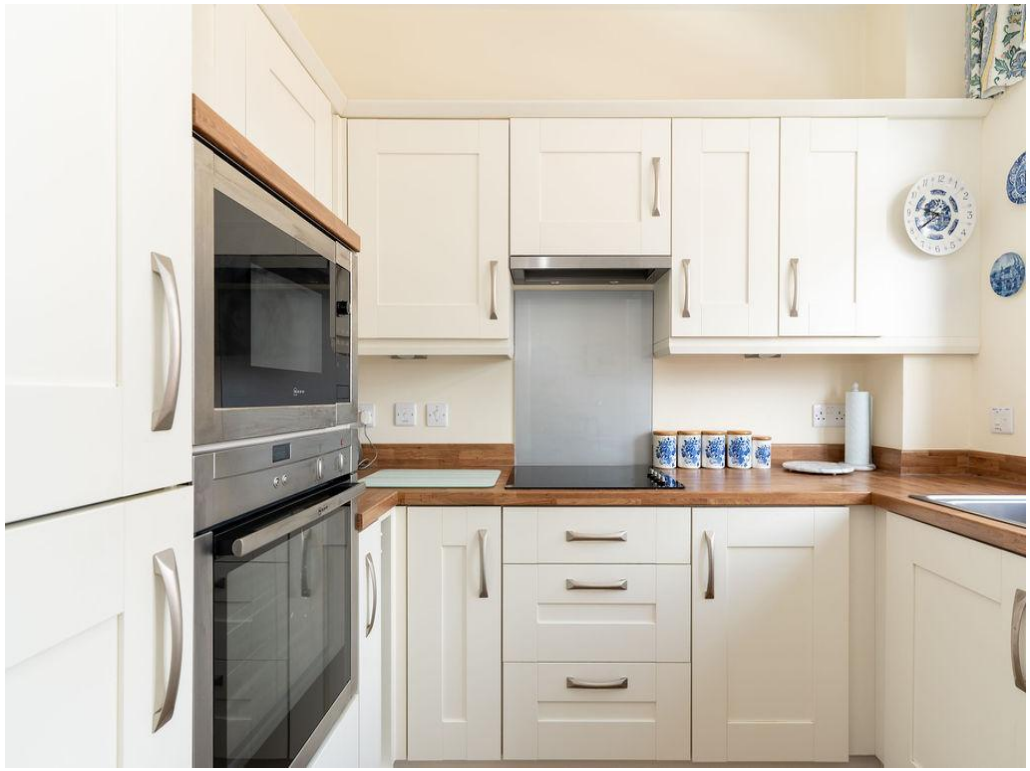
The property benefits from a private balcony that runs the length of the property and is accessed by french doors from the lounge / dining room and both bedrooms.

Agents Note

The property is for persons of 70 years and over.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

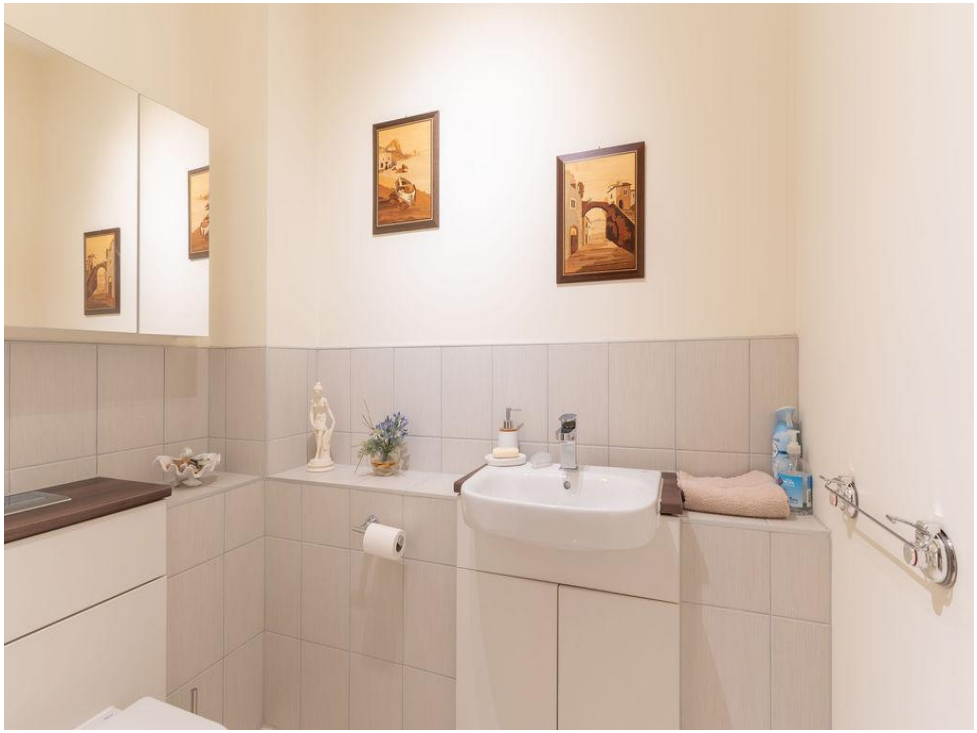








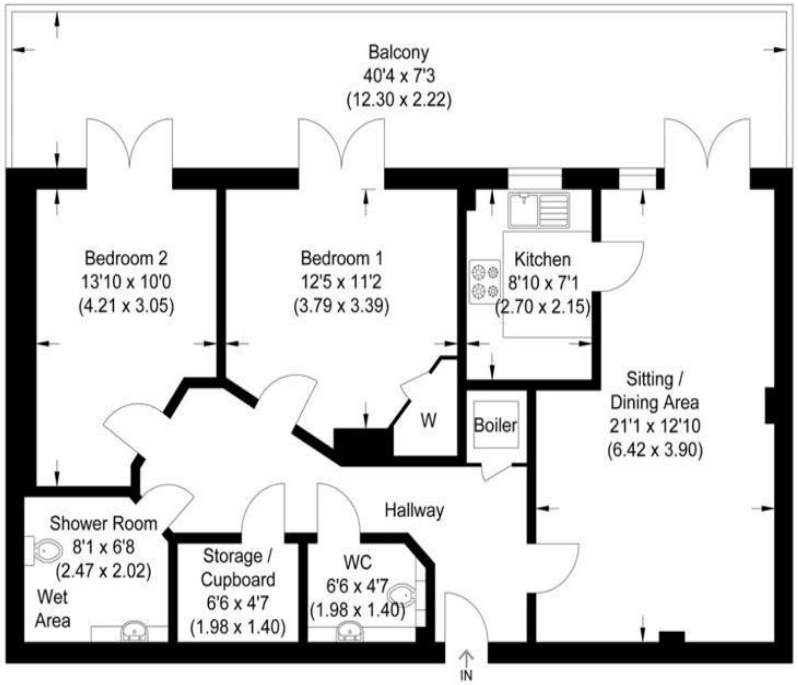








Approximate Gross Internal Area
78.0 sq m / 839.58 sq ft)



Third Floor

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

To view this property please contact Connells on

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3 High West Street
DORCHESTER DT1 1UH

EPC Rating: C

Council Tax Band: E

Service Charge: 11886.69

Ground Rent: 510.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DCH309901

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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