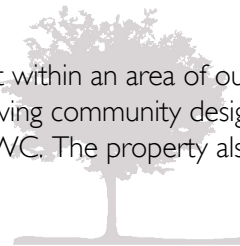




Bowes Lyon Place, Poundbury

OFFERED WITH NO FORWARD CHAIN, this second-floor apartment is set within an area of outstanding natural beauty and located in the sought after area of Poundbury. The apartment, is part of a prestigious McCarthy Stone development, an assisted living community designed exclusively for those aged 70 and over. Accommodation includes a spacious sitting/dining room, modern kitchen, one generous bedroom, wet room and WC. The property also enjoys a private balcony which expands the full width of the property. EPC rating B.

Asking price £175,000



Situation

Bowes Lyon Court is situated in the heart of Poundbury close to Queen Mother Square, Poundbury. Poundbury is an urban development of the County Town of Dorchester and is King Charles III's vision of the development of new communities in the 21st century. It is designed to be a sustainable development where it is possible to meet a higher proportion of daily needs on foot, rather than relying upon a car. Within walking distance to the property there is a plethora of amenities including Waitrose, The Duchess of Cornwall Hotel and Restaurant and an ever-growing range of bistros, coffee shops, beauty salons, shops, hairdressers, dentists, medical centre, nearby garden centre and the highly regarded Damers First School. The Great Field is a short walk away and offers a wonderful open space. A Monart luxury spa is situated within the Royal Pavilion, Queen Mother Square and the Dorset County Hospital is also nearby. Nearby, Dorchester, the historic county town of Dorset, is rich in Roman heritage, with sites like the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

Bowes Lyon

Constructed in 2016, Bowes Lyon Court is a Retirement Living Plus development, exclusively for those aged over 70. There is an on-site team and an Estates Manager 24/7 providing residents with assistance and care where required, in their own home. There are fabulous 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. Furthermore social events organised include coffee mornings; art group; fitness classes; film night; games and quiz night; seasonal and themed events and occasional organised trips for those who wish to take part.

Entrance

Entrance to Bowes Lyon Court is via a secure entry system to a communal reception area. A set of stairs and lift take you to all floors.

Apartment 42

An entrance door leads to the property's hallway with access granted to all rooms and where a useful storage cupboard is located housing the boiler and electrics.

Reception Room

A southerly facing reception room offering generous dimensions and direct access to the balcony. The room is offered in neutral tones with a central feature fire and provides ample space for both dining and lounge furniture.

Kitchen

The kitchen is fitted with a range of neutral 'shaker' style wall and base level units with wood block effect laminate work surfaces over and wood-effect flooring. Integral appliances include a Bosch fridge-freezer, Neff oven, microwave, four-ring electric hob with extractor hood and Indesit slimline dishwasher.

Bedroom

A good-size bedroom with an excellent built in wardrobe space. A door offers direct access to the balcony.

Wet Room

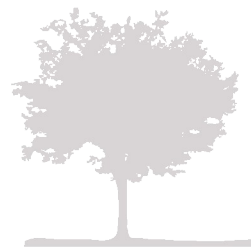
The wet room is fitted with a suite consisting of a WC, wash basin with storage to the side and below, heated towel rail and a shower area. The room is finished with anti-slip flooring and part-tiled walls.

Balcony

The property is offered with a generous balcony overlooking Queen Mothers statue.

Parking

There is underground parking at Bowes Lyon Court available on a permit basis with a charge of approximately £250 per annum.



Agents Notes

There is an annual service charge of £10,240.92. This includes one hour domestic assistance to each apartment per week. Staff costs for 24/7 on site team and estate manager. Cleaning of external windows and internal communal windows. Water rates for communal areas and apartments. Electricity, heating, lighting and power to communal areas. Underfloor heating to individual apartments. 24 hour emergency call system. Repairs and maintenance to interior and exterior communal areas. Buildings insurance. Emergency pull cord in every room, including cloakroom and wet room. Provision for onsite catering.

There is a six monthly ground rent charge of £TBC

Lease Length - 125 years (less 10 days) from and including 16 August 2016

Storage compartments and underground parking space are both subject to availability and cost.

The building is subject to the building safety act 2022.

1% of the agreed selling price is payable to McCarthy & Stone for a contingency fund on resale.

There is an annual Manco charge with charges varying between £225 and £315 dependent upon location.

For further information on Poundbury including covenants and stipulations, please visit www.poundburymanco.co.uk

Please be aware any buyer would be subject to an interview with the house manager.

Services

Mains electricity, water and drainage are connected. Gas fired central heating.

Broadband and Mobile Service

At the time of the listing, standard broadband and superfast broadband are available.

Mobile service indoor is listed as limited and outdoor is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is C.

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

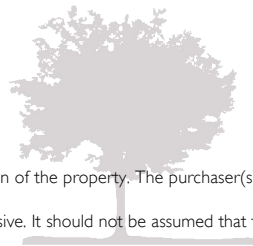
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

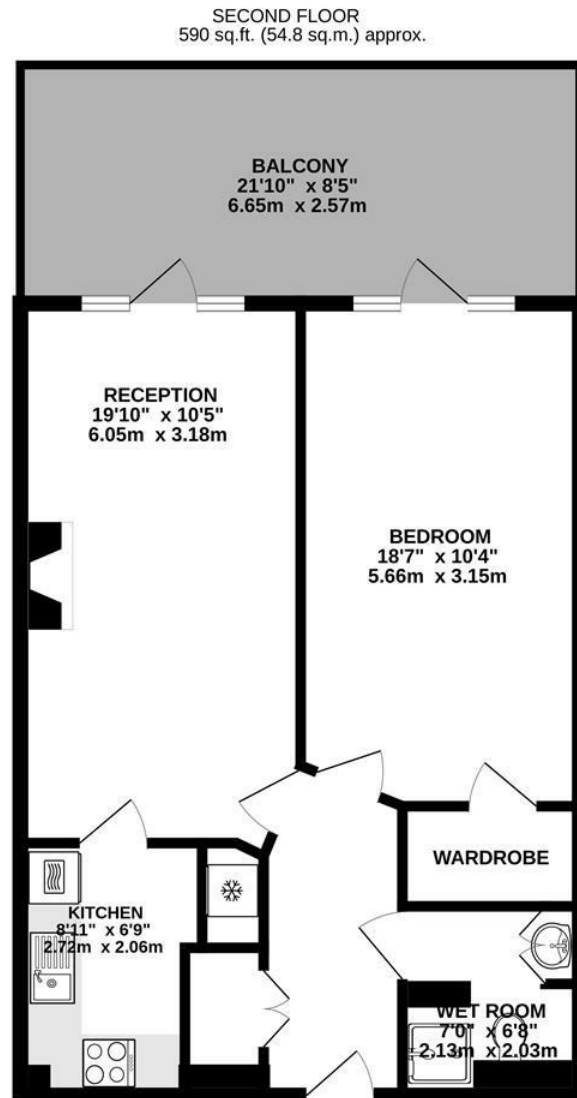


Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





TOTAL FLOOR AREA: 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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