

**AUSTIN**  
ESTATE AGENTS

Bowes Lyon  
Court  
est. 2016



## Bowes Lyon Court

Poundbury, Dorchester DT1 3DA

- Exclusive Second Floor Retirement Apartment (with Lift Access)
- Excellent Communal Facilities including Lounge, Library, Laundries, Leisure Areas, Well-Being Suite & Restaurant
- Elegant Lounge / Diner leading to Private Corner Balcony with Far Reaching Views
- Modern Fitted Kitchen
- Practical, Modern Wet Room
- Separate Cloakroom / WC (Ideal for Guests)
- Double Glazing & Gas Central Heating
- Two Double Bedrooms
- Highly Sought After Central Poundbury Location
- No Onward Chain

**Asking Price £325,000 Leasehold**



## SUMMARY OF ACCOMMODATION

### APARTMENT

#### Entrance Hallway

#### Lounge / Dining Room

21'2" x 12'6" plus recess

#### Kitchen

9'9" max x 7'9" max

#### Bedroom One

17'6" max x 9'11" max

#### Walk-in Wardrobe

4'7" max x 3'12" max

#### Bedroom Two

10'5" x 12'6" plus recess

#### Wet Room

7'1" x 9'4"

#### Guest WC / Cloakroom

5'2" x 2'12"

#### Boiler Room / Airing Cupboard

7'7" x 4'2"

We are delighted to offer for sale this modern and spacious second-floor apartment enjoying two double bedrooms and a private balcony with far-reaching views over Poundbury and the surrounding countryside. It is located within the highly regarded five-star McCarthy & Stone development of Bowes Lyon Court in Poundbury and is presented to the market with no onward chain.

#### Accommodation

The apartment is accessed via a generous entrance hallway, which includes both airing and storage cupboards, along with a convenient separate WC/cloakroom. The large, bright and airy dual-aspect living/dining room, with newly fitted carpets and bespoke curtains, provides access to a pleasant balcony, offering views across Poundbury and surrounding countryside. The kitchen is fitted with a contemporary shaker-style range of wall and base units with worktops, and includes integrated appliances such as a fridge/freezer, dishwasher, eye-level electric oven, microwave, induction hob and extractor hood. There is also space for a washing machine or dishwasher if required. There are two well-sized double bedrooms, with the principal bedroom benefitting from a walk-in wardrobe. A modern, age-friendly wet room with WC completes the internal accommodation. Heating is via under floor heating with a separate thermostat for each room.

#### Communal Facilities

Residents can enjoy a variety of shared facilities, including a residents' lounge, coffee area with free tea, coffee and biscuits, library, games room, laundry facilities and an on-site restaurant.

The annual service charge is £11,886.69 and covers a comprehensive range of services and facilities. This includes one hour of weekly domestic assistance for each apartment, which may be used for cleaning and/or laundry assistance, along with staffing costs for a 24-hour on-site team and an estate manager. The charge also provides for the cleaning of external windows and internal communal glazing, as well as water rates for both the apartments and shared areas. The service charge also enables a cooked three-course meal, with extensive daily menus, to be provided every day at low cost.

Electricity, heating, lighting and power to all communal areas are included, together with underfloor heating to each individual apartment. A 24-hour emergency call system is in place, with pull cords installed in every room, including the cloakroom and wet room. The service charge further covers repairs and ongoing maintenance to internal and external communal areas, buildings insurance and provision for on-site catering facilities.

Additional charges include:-

Annual ground rent of £510.00.

There is an annual Manco charge with charges varying between £210 and £300 dependent upon location.

Lease Length - 125 years from August 2016.

Storage compartments £75.00 per annum.

Underground parking space - £250.00 per annum.  
(Both are subject to availability at time of sale).





#### Location

Bowes Lyon Court is an exclusive Assisted Living development designed for residents aged 70 and over. The development comprises 62 one and two-bedroom apartments and benefits from lift access to all floors. It is ideally positioned within easy walking distance of Queen Mother Square, which offers a selection of amenities including Waitrose, a public house, butcher, Monart Luxury Spa, gallery, garden centre, cafés, opticians and restaurants. The wider Poundbury development also provides boutiques, a post office, veterinary practice, dental and doctors' surgeries, Damers First School and several specialist retailers.

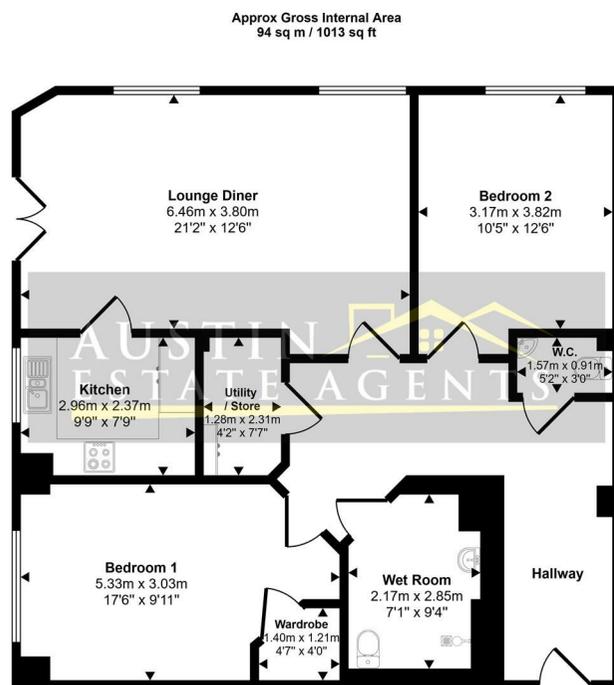
#### Assisted Living

Bowes Lyon Court offers tailored Assisted Living services\*, with care and support packages designed to suit individual needs. A 24-hour on-site manager and emergency pull cords in every room provide peace of mind. Residents can request morning wake-up calls and benefit from flexible care arrangements that can be adjusted over time. A daily three-course cooked lunch is available in the table-service restaurant (at a minimal additional cost), alongside optional domestic support. The development also features comfortable communal lounges, a library, coffee areas and a Wellbeing Suite offering health, beauty and hairdressing services.

For further information please contact the team at Austin Estate Agents.



Local Authority Dorset Council  
Council Tax Band E  
EPC Rating B



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

