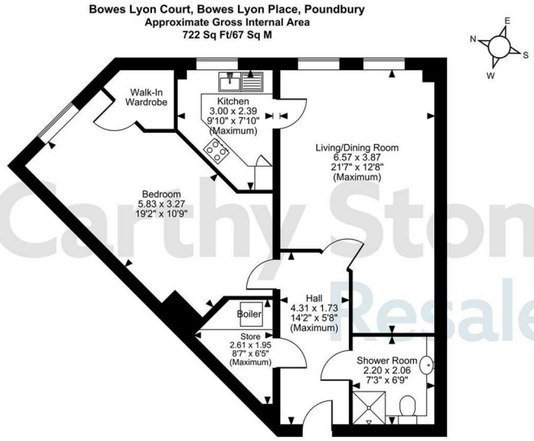
Excellent

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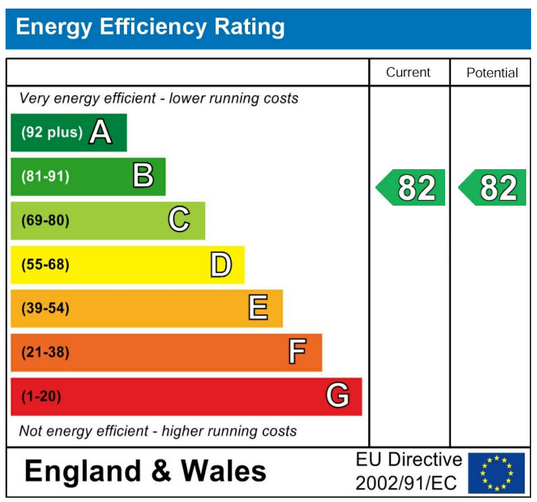
Bowes Lyon Court, Bowes Lyon Place, Poundbury
Approximate Gross Internal Area
722 Sq Ft/67 Sq M



Second Floor

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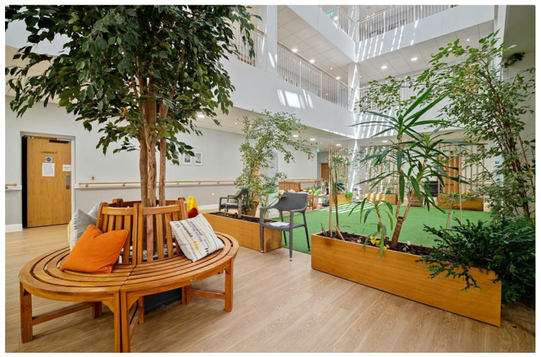


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Registered in England and Wales No. 10716544

The Property Ombudsman







36 Bowes Lyon Court

Bowes Lyon Place, Dorchester, DT1 3DA

1 | 1 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Bowes Lyon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £70,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second Floor Apartment - Lift Access To All Floors
- Bright & Spacious Living Room
- Modern, Well Equipped Kitchen & Shower Room
- Double Bedroom With Walk In Wardrobe
- Fabulous Facilities Include Restaurant, Orangery, Communal Lounge and Billiard Room
- Wellness Suite
- On Site Estates Team & 24 Hour Careline For Peace-of-Mind
- Extra Care Packages Available By Arrangement
- Great Location With Waitrose & Hotel/Pub Close By
- Guest Suite Available For Visiting Family And Friends

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Bowes Lyon Court, Dorchester

1 | 1 | Asking price £70,000

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.

36 Bowes Lyon Court
36 Bowes Lyon Court is a beautifully presented second-floor apartment, offering bright and spacious accommodation with the added convenience of being situated close to the lifts, which provide access to all floors. The generous living room benefits from two windows, creating a light and airy atmosphere, while the modern, well-appointed kitchen features a range of integrated appliances. The well-proportioned double bedroom benefits from a useful walk-in wardrobe, providing excellent storage, and the contemporary shower room is fitted with a level-access shower. Further features include attractive high ceilings, elegant Georgian-style windows and a useful walk-in airing cupboard, ideal for additional storage. The apartment enjoys an easterly aspect, welcoming the morning sunshine and natural light.

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.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The communal lounge is at the heart of the community at Bowes Lyon Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

There is also a separate café lounge, billiards room, library, orangery, function room, as well as a salon.

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.

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 .

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.













