



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| 81 | 81 |
| EU Directive 2002/91/EC | |
| England, Scotland & Wales | |

LEASEHOLD

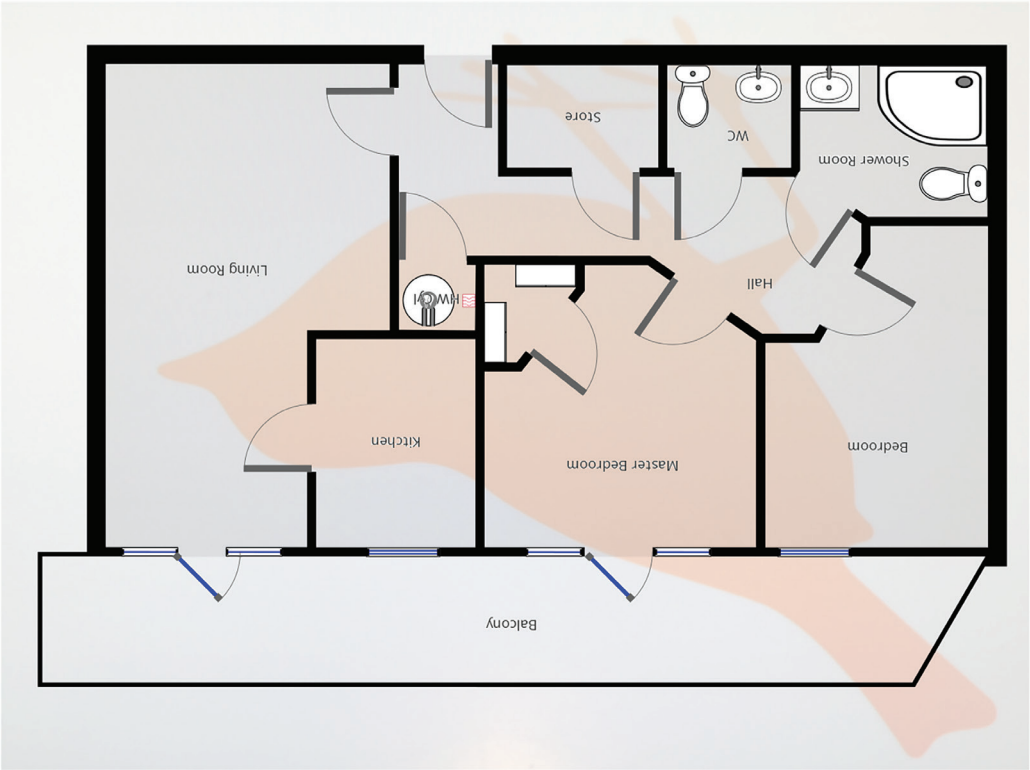
Guide Price £325,000



Sales - Block Management - Lettings

01305 250402
52 High West Street | Dorchester | Dorset | DT1 1UT
www.dickinsonbowden.co.uk

1st Floor



Floor plans are intended to give a general indication of the floor layout only. Dimensions should not be used for carpet or flooring size, appliance spaces or items of furniture. Dimensions are not intended to form any part of contract or w...

Disclaimer

Whilst we as estate agents endeavour to ensure the accuracy of the property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the freehold or leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. Items shown in these photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Floor plans are intended to give a general indication of the proposed floor layout only, dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Bowes Lyon Court, Poundbury,
Dorchester. DT1 3DA**

A two bedroom retirement apartment with covered balcony
enviably situated on Queen Mother Square, Poundbury.

The property has accommodation that comprises, in brief:
- good size hallway with storage cupboard, living-dining
room, fitted kitchen with integrated appliances, master
bedroom with built in wardrobe, guest bedroom, shower
room and second cloakroom.

Outside there is a private covered balcony which runs the
length of the apartment, with doors from the dining area and
from the master bedroom. In addition to the privately owned
apartments Bowes Lyon Court also offers well appointed
social spaces such as a billiards room, library, orangery,
function room, table service restaurant, laundry room, salon
and a guest suite.

The development is exclusively for the Over 70's and
offers the freedom to maintain independence and enjoy
retirement to the full, with the peace of mind of an on-site
estates manager and team, along with 24-hour emergency
call system.



Accommodation (all measurements are approximate)

Entrance Hall

The amply proportioned hallway features door entry
intercom system which can offer verbal and video entry
when linked to TV. Recessed downlighting. Emergency
pull cord. Walk in storage cupboard with light and
shelving. Cupboard housing hot water cylinder.

Living-Dining Room 21' 3'' x 12' 4'' (6.47m x 3.75m) max.

Living area 12' 1'' x 12' 4'' (3.68m x 3.75m)

The living area features a focal-point fireplace with
inset electric log burning style stove. Living area opens
to: -

Dining area 9' 2'' x 8' 10'' (2.79m x 2.69m)

Double glazed door with matching side panels opens
to the full length balcony. Door to: -

Kitchen 9' 0'' x 7' 1'' (2.75m x 2.16m)

The modern fitted kitchen features an electronically
operated Georgian sash-style window overlooking
the balcony. Kitchen units comprise wall and base
units with worktops over and inset sink and drainer unit.
Integrated Neff appliances include an oven with slide
away door, eye level microwave, four ring ceramic
hob with extractor hood over, there are also a fridge-
freezer and dishwasher concealed behind matching
cabinets. There are under-cabinet lights and spotlights
in the ceiling. Wood plank effect vinyl flooring.

Master Bedroom 12' 5'' x 11' 7'' (3.78m x 3.53m) max.

Double glazed door with matching side panels opens
to the balcony. Built in wardrobe with automatic light
and shelving, hanging rail and drawer unit. Emergency
pull cord.

Guest Bedroom 14' 1'' x 10' 0'' (4.28m x 3.04m) max.

Electronically controlled Georgian sash style window.
Fitted box style storage.

Shower Room 8' 1'' x 6' 7'' (2.47m x 2.0m) max.

The shower room is of the 'wet room' style with one
piece vinyl non-slip floor, shower area with wall mounted
shower with rainfall head, glass screen, shower rail
and grab handles, back to wall WC with concealed
cistern, basin and worktop over vanity unit, mirror with
integrated light, heated towel rail, ceiling spotlight and
emergency pull cord.

Cloakroom

Modern white suite comprising wall hung wash hand
basin with tiled splashback and back to wall WC with
concealed cistern. Ceiling spotlight. Vinyl flooring.

Balcony 44' 3'' x 5' 5'' (13.5m x 1.65m)

The private balcony runs the full width of the apartment
and is enclosed by walls to either end and metal railings
and posts to the outside boundary. The balcony can
be accessed from both the living room and master
bedroom and offers a pleasant spot for seating, potted
plants and storage. Outside lighting.

Property Notes

The apartment is warmed by underfloor heating
by a communal boiler system charged through the
service charge. The heating is complimented by an
economical 'Vent Axia' heat exchange system, which
removes stale air, smells and moisture and recycles,
meaning your home is ventilated without the need to
open windows. If required there is underground parking
available for £250 per annum. One pet by permission.

Service Charge

The service charge covers, in brief: - water rates,
underfloor heating of the apartment, lighting and
heating of communal areas, 24 Hour emergency call
system, cleaning of communal areas, gardening,
maintenance of lifts and buildings insurance,
additionally, one hour of domestic support per week is
included. Currently £172 per week.

Lease Details

125 years from 2016
Ground rent is £510 per annum.

