



## 2 bed apartment to buy in DT1

Bowes Lyon Court, 2 Bowes Lyon Place,  
Poundbury, Dorchester, Dorset, DT1 3DA

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Two spacious double bedrooms with direct balcony access
- ✓ Bright living/dining room with doors to the balcony
- ✓ Stylish wet room plus additional guest WC
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Beautifully Appointed \*TWO DOUBLE BEDROOM\* Retirement Apartment with Balcony – Bowes Lyon Court, Poundbury - No forward chain

This superb top-floor apartment is set within prestigious Bowes Lyon Court, a landmark over-70s McCarthy & Stone development located right in the heart of Poundbury. With its full-width private balcony, spacious layout, and elevated outlook over the development entrance, courtyard and countryside views, this is a beautifully designed home offering independence with added peace of mind.

The apartment is light, airy and welcoming, with underfloor heating throughout (included in the service charge) and doors leading to the balcony from the sitting room and both bedrooms — perfect for enjoying morning coffee or evening sunshine. There's even an outside tap on the balcony for easy watering!

Inside the Property:

A generous entrance hall offers a warm welcome with excellent storage, including a large boiler/store cupboard and a second hall cupboard for everyday essentials.

The spacious living/dining room enjoys lovely natural light, with dual doors opening onto the balcony and a feature glazed door leading into the kitchen.

The contemporary fitted kitchen includes integrated Neff appliances — hob, oven, microwave, fridge/freezer, and dishwasher — all set beneath soft-cream cabinets and wood-effect worktops.

The master bedroom is a fantastic size with balcony access and a large walk-in wardrobe fitted with shelves, drawers and hanging space.

The second double bedroom also opens onto the balcony and is perfect for guests, hobbies or as a second sitting space.

The wet room is modern and well equipped with a walk-in shower, WC, vanity basin and heated towel rail.

There's also a separate cloakroom WC for added convenience.

#### Development Features:

Living at Bowes Lyon Court means so much more than just a lovely apartment. Residents benefit from:

Underground parking (permit available at approx. £250/year)

Secure storage cage available for additional storage needs

Lift access to all floors

On-site restaurant, café lounge and orangery

Residents' lounge, library, billiards room and function room

Guest suite for overnight visitors

Mobility scooter storage and charging

One hour of domestic cleaning per week included

On-site estate manager and 24/7 team

Emergency pull cords in every room

Landscaped communal gardens

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 116

Annual Ground Rent Amount: £510.00

Annual Service Charge Amount: £11,886.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

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

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Contact your local branch today for more information on this property:

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