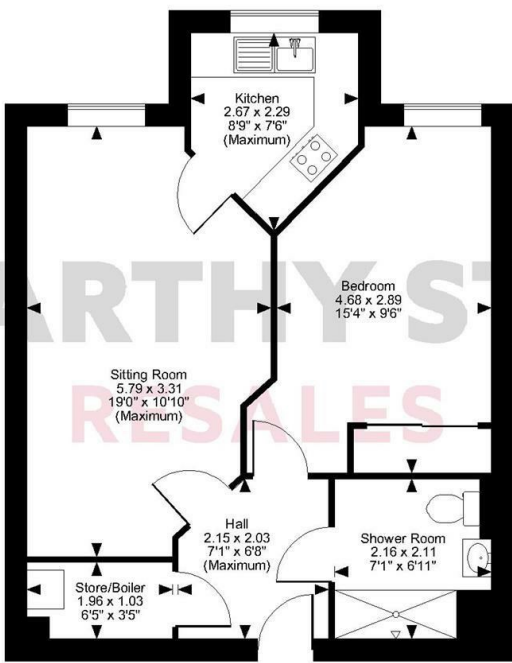


Sanderling Court, Wimborne Road, Bournemouth
Approximate Gross Internal Area
497 Sq Ft/46 Sq M

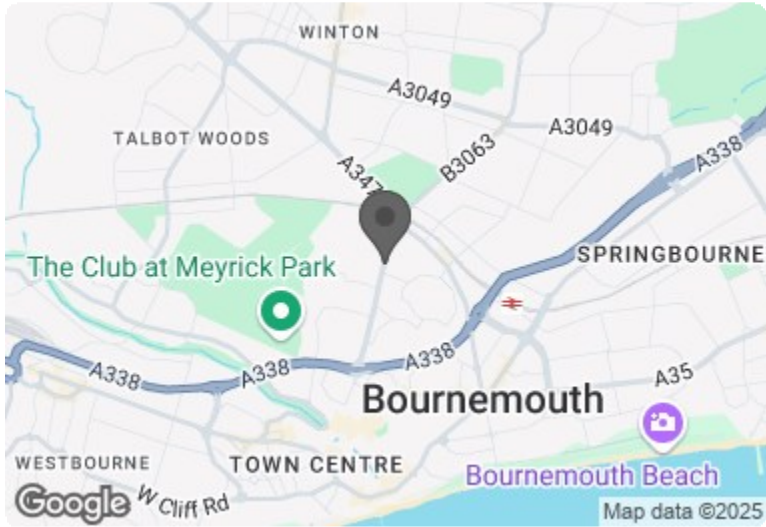


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



24 Sanderling Court

Wimborne Road, Bournemouth, BH2 6NB

PRICE
REDUCED



PRICE REDUCTION

Asking price £130,000 Leasehold

QUALITY purpose built one double bedded Retirement Apartment expertly designed for independent retirement living set in the popular Sanderling Court

Call us on 0345 556 4104 to find out more.

Sanderling Court, Wimborne Road,

1 Bed | £130,000

PRICE
REDUCED

Sanderling Court

Sanderling Court is a purpose built McCarthy & Stone Development of luxury apartments offering homeowners independence in a secure environment. Sanderling Court comprises of 30 one and two bedroom apartments arranged over three floors each served by a lift. There is a House Manager on site to provide support and oversee the smooth running of the development and a 24 hour emergency call system. Communal lounge, laundry and beautiful landscaped gardens. There is a guest suite available for visiting family and friends at a very affordable nightly rate of just £25. Home Owners have use of Guest Suites at any of McCarthy and Stone managed developments around the Country. Car Parking is by permit for which there is a charge of £250 pa. Please check with our House Manager for current availability.

It's so easy to make new friends and to lead a busy and fulfilled life at Sanderling Court with schedule of regular and varied activities from which to choose. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as involved or remain as private as they might wish.

Bournemouth railway station is located approximately 1 mile from Sanderling Court and offers services to Parkstone, Poole, Hamworthy, Weymouth, Pokesdown, Christchurch, Brockenhurst, Southampton and London Waterloo. A bus stop is located directly outside Sanderling Court and offers services into Bournemouth Town Centre, which boasts an array of popular stores, restaurants and cinemas. It is a condition of purchase that all residents must be over the age of 60 years.

Entrance Hall

Entrance hall with security intercom system. Emergency pull cord. Walk-in cloaks/store cupboard with light, hanging rail and shelf. A feature glazed panelled door leads to the living room. All other doors to the bedroom and shower room.

Living Room

A double glazed window with space in front for dining furniture Focal point fireplace with inset electric fire. TV and telephone points. Two ceiling lights. A glazed panelled door leads onto a separate kitchen.

Kitchen

With a double-glazed window overlooking the lovely garden of the development. Quality 'Maple' effect fitted units with contrasting worktops and incorporating a stainless steel inset sink unit. range of integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level Zanussi oven, fridge and freezer. part-tiled walls and fully tiled floor.

Double Bedroom

Double-glazed window. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.

Shower Room

Modern white suite comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. Walk-in, level access shower with a glazed screen, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor,

Lease Information.

125 year lease from 2012.
Ground Rent £425 per annum.
Ground rent review: Jun-26

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in 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 House Manager.

Service Charge: £3,796.80 per annum (up to financial year end 01/04/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Additional Services & Information

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Parking

There is no allocated parking with this apartment, however, the development operates a parking permit scheme whereby a space can be rented for £250 annually.

