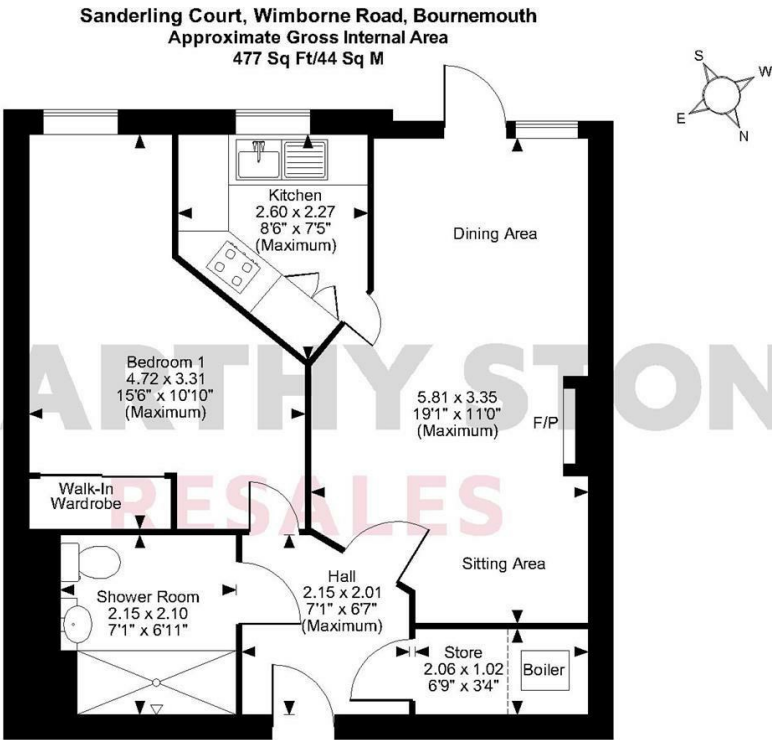


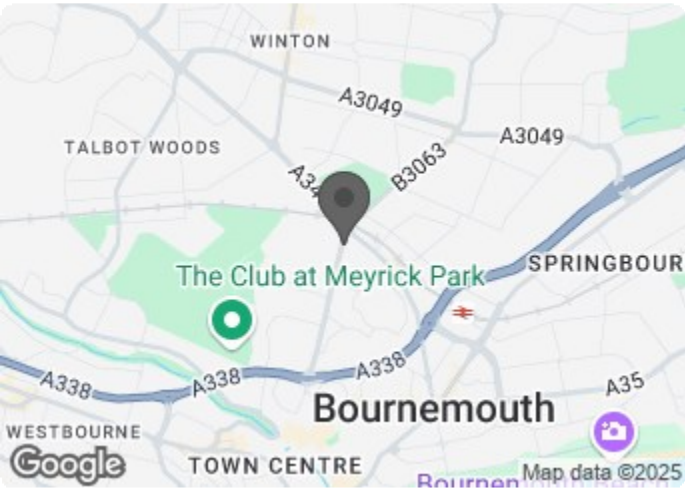
6 Sanderling Court

Wimborne Road, Bournemouth, BH2 6NB



Ground Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8625016/JOV

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Asking price £140,000 Leasehold

Welcome to Sanderling Court in the heart of Bournemouth, Dorset! This beautifully presented one-bedroom apartment is a gem overlooking lush gardens, perfect for those over 60 looking for a peaceful retirement retreat. With a spacious reception room, a cosy bedroom, and a well-appointed bathroom, this purpose-built apartment offers comfort and tranquillity. Don't miss the chance to make this charming property your new home sweet home!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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.



Sanderling Court, Wimborne Road, Bournemouth, Dorset, BH2 6NB

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 that can assist with service charges or living costs.
- 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.

INTRODUCTION:

This beautifully presented one-bedroom apartment is offered at a competitive price and boasts a bright westerly outlook over the mature gardens of Sanderling Court. The property is in immaculate condition, featuring a spacious living room, a high-quality kitchen with integrated appliances, a generously sized bedroom with a fitted wardrobe, and a modern wet room with a level-access shower.

Sanderling Court is a purpose-built McCarthy & Stone development of luxury apartments, designed to provide homeowners with independence in a secure and supportive environment. The development comprises 30 one- and two-bedroom apartments arranged over three floors, all serviced by a lift.

Key features include:

- A dedicated House Manager on site to oversee the smooth running of the development.
- A 24-hour emergency call system for added peace of mind.
- Communal facilities including a residents' lounge, laundry room, and beautifully landscaped gardens.
- A guest suite available for visiting family and friends at an affordable rate of just £25 per night. Residents also enjoy the benefit of accessing guest suites in McCarthy & Stone managed developments nationwide.
- Car parking available by permit, charged at £250 per annum (subject to availability – please check with the House Manager).
- Sanderling Court fosters a friendly and inclusive community with a

schedule of regular activities for residents to enjoy. Participation is entirely optional, allowing homeowners to be as social or as private as they wish.

The development is situated approximately one mile from Bournemouth railway station, which offers services to destinations including Parkstone, Poole, Hamworthy, Weymouth, Pokesdown, Christchurch, Brockenhurst, Southampton, and London Waterloo. A bus stop located directly outside Sanderling Court provides easy access to Bournemouth town centre, where you will find a wide range of shops, restaurants, and entertainment options, including cinemas.

Please note: It is a condition of purchase that all residents must be over the age of 60.

This apartment offers an exceptional opportunity to enjoy a luxurious and fulfilling lifestyle in a highly desirable location.

ENTRANCE HALL:

A generously proportioned hallway welcomes you, featuring a solid entrance door with a spy-hole and a security intercom system that connects directly to the main development entrance. This system provides both a visual link, viewable on the homeowner's TV, and a verbal communication option for added security.

The hallway includes an emergency pull cord for peace of mind and ample storage space:

- A walk-in cloaks/store cupboard equipped with a light, hanging rail, and shelf.
- An additional airing cupboard with light and shelving, housing the Gledhill boiler for hot water and the concealed Vent Axia heat exchange unit.
- A stylish glazed-panelled door leads into the spacious living room, enhancing the sense of light and flow throughout the home.

LIVING ROOM:

A double-glazed window provides a delightful south-westerly aspect, offering one of the finest views in the development, overlooking the full expanse of the mature landscaped gardens at Sanderling Court. The living area features a focal-point fireplace with an inset electric fire, creating a cosy ambience. This space opens onto a private patio area, perfect for outdoor relaxation or enjoying the tranquil surroundings. Additional conveniences include TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets for ease of use. Underfloor heating with individual thermostats ensures comfort throughout. A glazed panelled door leads to a separate, well-appointed kitchen.

1 bed | £140,000

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, and concealed dishwasher, fridge and freezer. part-tiled walls and fully tiled floor.

DOUBLE BEDROOM:

The room features a deep double-glazed window that offers another charming garden view, enhancing the serene atmosphere. A built-in wardrobe with mirror-fronted doors provides ample storage, including hanging space and shelving, combining practicality with style.

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,

LEASEHOLD

Lease of 125 years from 01/06/2011
Ground rent: £425
Ground rent review: 01/06/2026

Service Charge (RL)

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: £3,859.76 per annum (up to financial year end 31/03/2026).

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 Information & Services

- SuperFast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

