

**11 Hillyard Court**

**Mill Lane, Wareham, Dorset, BH20 4QX**



**PRICE: £120,000**

**Lease: 99 years from 1988**

**Property Description:**

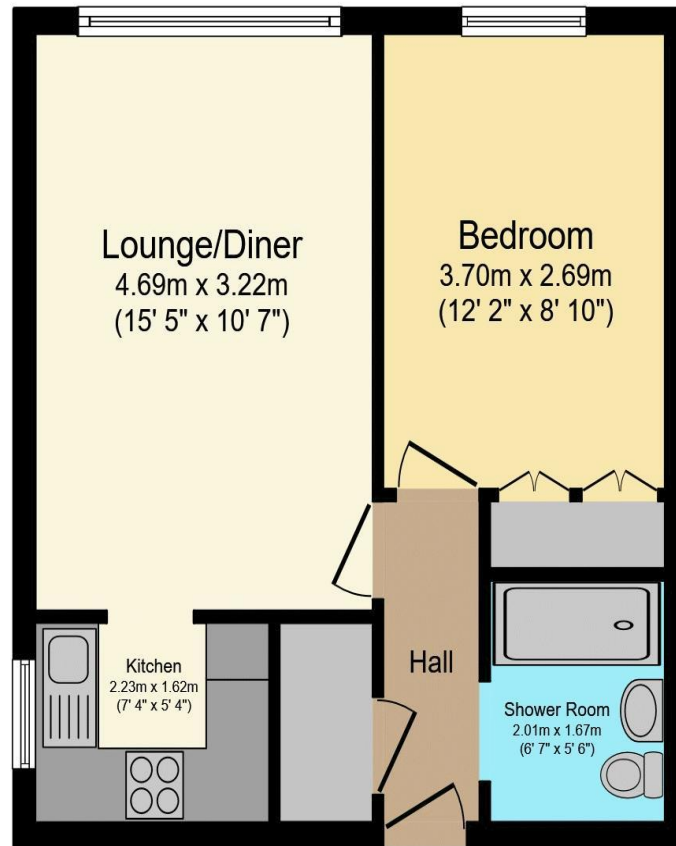
A FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT WITH GARDEN VIEWS Located in the old Saxon town of Wareham in Dorset, Hillyard Court and is within proximity of shops, services buses and the riverside quay. It was constructed by Lymington Design Associates and comprises 22 properties arranged over 3 floors each served by lift. The House Manager can be contacted from within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Residents' lounge  
Communal Laundry  
24 hour emergency Appello system  
Communal Car Parking  
Minimum Age 60

Guest Suite  
House Manager  
Lift to all floors  
Lease: 99 years from 1988



**For more details or to make an appointment to view, please contact  
Rachel Hazell**



Total floor area 38.5 sq.m. (415 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2026**

**Annual Ground Rent:**

**£240**

**Ground Rent Period Review:**

**TBC**

**Annual Service Charge:**

**£4,585.10**

**Council Tax Band:**

**A**

**Event Fees:**

**0% Transfer**

**0.25% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.