



BENNETT LODGE

Flat 4 Bennett Lodge, 23 Rodway

Wimborne, Dorset, BH21 1GN

Christopher  
**Batten**

## Price Guide £395,000 Leasehold

A 2 double bedroom GROUND FLOOR RETIREMENT APARTMENT within easy walking distance of Wimborne town centre, and offered sale with NO FORWARD CHAIN.

Bennett Lodge was built in 2013 by Churchill Retirement Living and offers independent living with a House Manager, residents' lounge, wellbeing suite, guest accommodation (for hire), laundry room and 24-hour careline. It is set in delightful landscaped gardens with seating areas, and residents' and visitors' parking, within a few minutes' level walk of Wimborne Square, and close to a doctors' surgery and a Waitrose store. The larger towns of Poole and Bournemouth are some 6 and 8 miles distant respectively.

Lease: 125 years from 1st September 2013. Ground rent: £545 per annum. Service charge: £2765 per annum, including house manager, careline, window cleaning and heating.

**Directions:** From our offices at the junction of Park Lane and East Street, proceed down East Street to the roundabout (with the Quarterjack doctors' surgery on the left.) Enter the roundabout in the right hand lane and take the third exit, into Poole Road. Bennett Lodge can be found immediately on the left hand side.

**Council Tax Band:** C

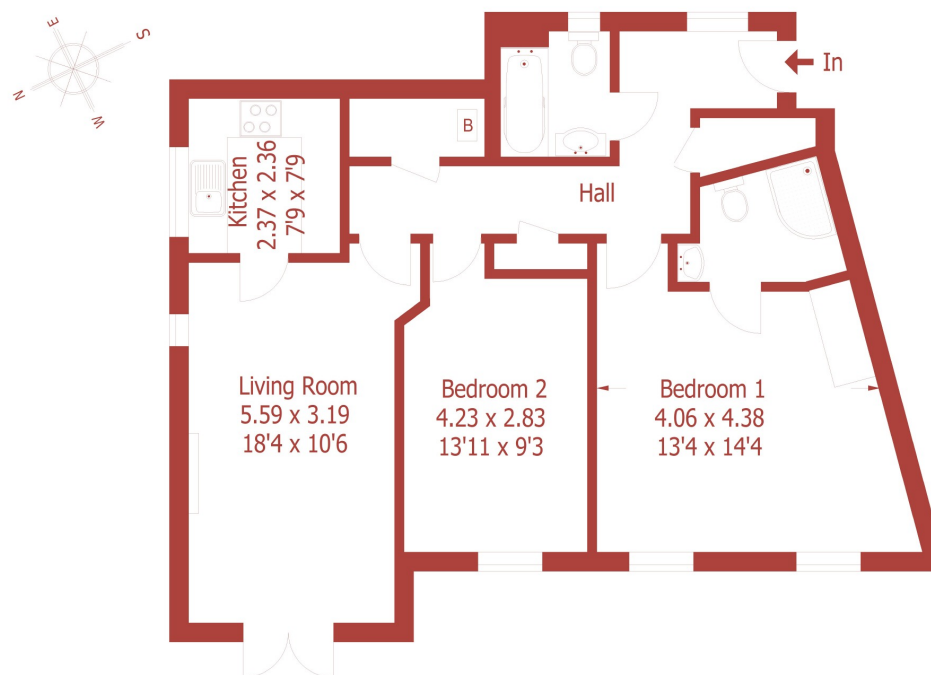
**EPC Rating:** C

**Viewing:** By prior arrangement through **CHRISTOPHER BATTEN**



## 4 Bennett Lodge, Wimborne

Approximate Gross Internal Area :- 82 sq m / 880 sq ft



For identification purposes only, not to scale, do not scale



'CONSUMER PROTECTION FROM UNFAIR TRADING' REGULATIONS: The agents have not tested any apparatus, equipment, fixtures and fittings or services, and so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor. References to the tenure of the property are based on information supplied by the vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from his or her solicitor. Applicants are advised to check the availability of a property before travelling any distance to view.

15 East Street, Wimborne, Dorset BH21 1DT  
Tel: (01202) 841171 Fax: (01202) 842714 Email: [properties@christopherbatten.com](mailto:properties@christopherbatten.com)  
[www.christopherbatten.com](http://www.christopherbatten.com)

**Christopher  
Batten**

