

An aerial photograph of a large, multi-story white residential building with a dark grey roof. The building features numerous windows and balconies with black railings. A red line is drawn across the image, highlighting a private patio area on the ground floor. The patio is located on the left side of the building, adjacent to a brick wall and a garden area. The surrounding area includes trees and a brick building in the background.

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1PL

private patio

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LEASEHOLD GUIDE PRICE: £525,000

Fleur de Lis Wimborne has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. The dedicated Lifehost oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including a thriving owners' lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens, all designed for your wellbeing.

- Unique opportunity to purchase a two bedroom, two bathroom ground floor apartment close to the town centre
- Large entrance hall with additional storage cupboard
- Triple aspect sitting room
- Main bedroom with en suite
- Private patio
- On site Lifehost Monday – Friday
- 24 hour care line for peace of mind and security
- Pets are welcome
- Exclusive on site amenities which include a thriving owners' lounge, guest suite and beautifully landscaped communal gardens
- Level walk to bustling town centre
- Parking available at £250 per annum
- Lifestory owners pay no exit fees
- Any age exclusive development for the over 60's

Lease Term: 250 years from 1st February 2019 with 246 years remaining.
Service charge: £5,340.88.00 per annum
Ground rent: £400 per annum with ground rent review date February 2024 and thereafter every fifth anniversary of that date.

Wimborne offers an extensive range of shops, cafes and restaurants as well as the Art Deco Tivoli theatre and many other local attractions.

COUNCIL TAX BAND: E EPC RATING: B

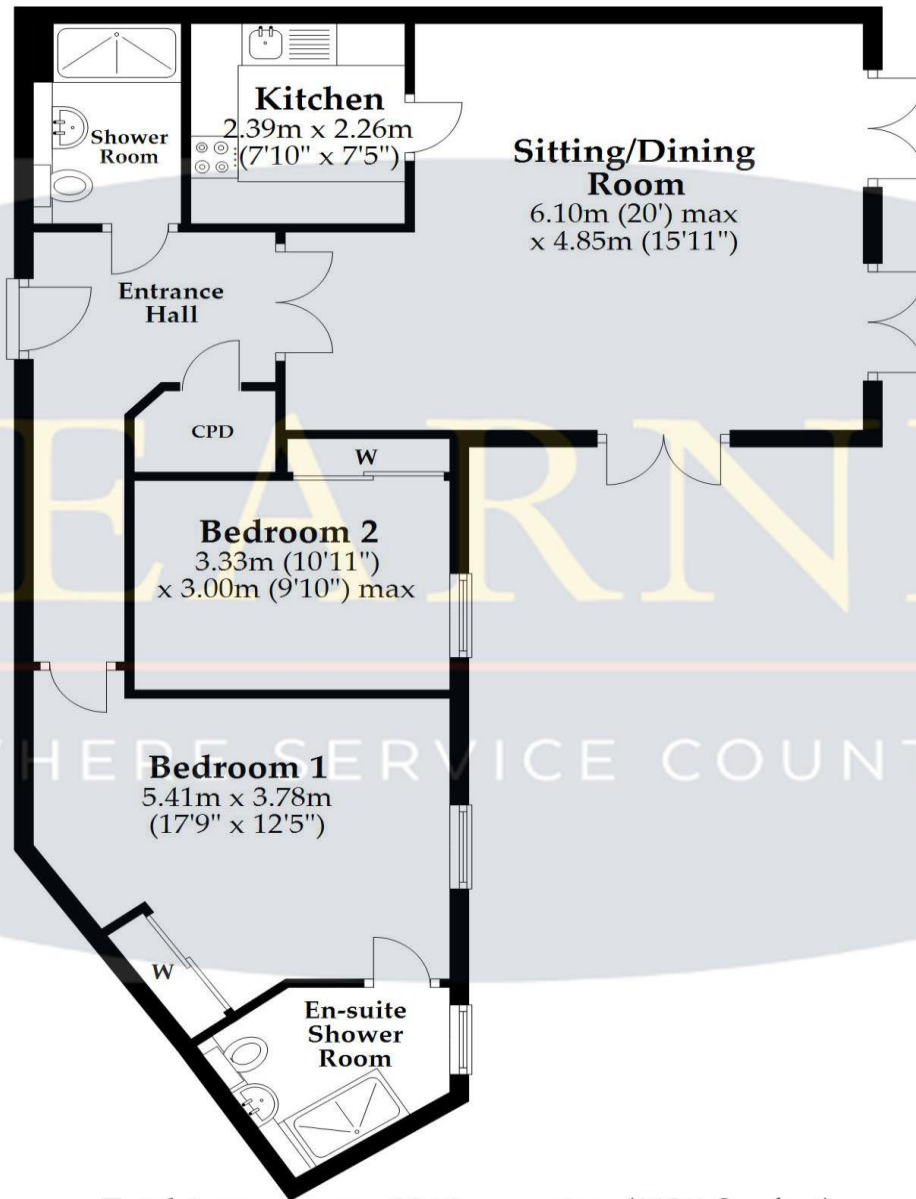
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor



Total Area: approx. 92.73 sq. metres (998.1 Sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD