11 The Old Market Gardens

Wimborne, BH21 1WU

HARDWICK
ESTATE AGENTS

A brand new 2 bedroom bungalow with an outside patio and car parking space, for the over 65s, set in McCarthy Stone's brand-new retirement village.

- Brand New Retirement Bungalow
- Exclusively for the over 65s
- 2 bedrooms
- 2 Shower rooms
- Private patio
- Parking for 1 car
- A range of lifestyle amenities
- 24/7 emergency call system
- Onsite bistro and communal lounge
- Located in the town of Wimborne Minster
- NHBC 10-year warranty

ASKING PRICE:

£480,000 (freehold)

EPC RATING:

Band - A

* Note some images may not depict this particular property and are for indication purposes only

A rare opportunity to acquire a brand new two bedroom bungalow within McCarthy Stone's prestigious new retirement village, exclusively for the over 65s, set in the heart of the highly desirable market town of Wimborne.

Forming part of The Old Market Gardens, a collection of beautifully designed bungalows and chalet bungalows arranged around an attractive village green, this superb home offers independent living with the reassurance of exceptional on-site facilities and support services.
The accommodation is stylishly presented and thoughtfully designed throughout.

Accommodation
A private front door opens into a welcoming spacious reception hall, complete with a useful storage/laundry cupboard. The impressive dual aspect kitchen/living room provides a bright and sociable living space, with direct access onto a private outside patio. The contemporary fitted kitchen includes a comprehensive range of units with Silostone worktops and integrated Bosch appliances, comprising ceramic hob, oven, microwave, dishwasher, and stainless-steel cooker hood with glass canopy.

The principal bedroom enjoys fitted wardrobes and a generous en suite shower room. A further double bedroom is served by a separate modern shower room, ideal for guests or visiting family.

Externally, the property benefits from a private patio area and an allocated car parking space.

Residents of The Old Market Village enjoy an outstanding range of lifestyle amenities including:

- 24/7 emergency call system
- Homeowners' lounge
- On-site bistro
- Beautiful, landscaped gardens
- Hotel-style guest suite for visitors
- Bespoke lifestyle and care services
- Wellness zone with fitness studios
- Hair and beauty salon

Location
Wimborne Minster is one of Dorset's most sought-after market towns, centred around a charming historic square with a wide selection of independent shops, cafés, pubs and restaurants, together with the Tivoli theatre/cinema and the magnificent Minster church. The town is surrounded by glorious countryside, while the beaches of Poole, Bournemouth and the wider Dorset coastline are all within easy reach.

ADDITIONAL INFORMATION
NHBC 10-year warranty
Service charge: £8,323.50 per annum
Council tax – E

Total Area: 69.2 m² ... 745 ft²

All measurements are approximate and for display purposes only.

Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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