Nicholas Humphreys







Flat 4, 68 East Borough, Wimborne, BH21 1PL

£325,000

- LARGE DOUBLE Bedroom W/ Fitted Wardrobes
- Access to PATIO W/ VIEWS Of River Allen
- Landscaped Communal Gardens
- PARKING £250 per Year
- HIGH END Fitted Kitchen W/ NEFF Appliances
- MODERN Bathroom W/ Walk In Shower
- Thoughtfully designed kitchen
- GROUND FLOOR One Bedroom Apartment
- Designed Exclusively For Over 60's
- VIBRANT Owners Lounge

2 Park Lane, Wimborne, Dorset, BH21 1LD
01202 88 90 88

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http://www.nicholashumphreys.com

68 East Borough, Wimborne BH21 1PL

A beautifully presented ONE-BEDROOM GROUND-FLOOR apartment within the sought-after FLEUR DE LIS development for the OVER 60s. Featuring a PATIO overlooking the river, excellent communal facilities, a 24-HOUR CARE LINE and a LEVEL WALK into WIMBORNE TOWN CENTRE. VIEWING IS HIGHLY RECOMMENDED.

1 1 1 B Council Tax Band: D





Property Details

Area
Wimborne Minster is a historic market town in Dorset that offers a high quality of life through its blend of heritage, community, and natural surroundings. The town is well known for landmarks such as Wimborne Minster, a historic church that reflects the town's long history and cultural importance. Wimborne has a vibrant town centre with independent shops, cafés, and regular markets that support a strong local economy and community atmosphere. Annual events and festivals also contribute to a lively social environment. The town is surrounded by attractive countryside and rivers, offering opportunities for walking and outdoor recreation, while still providing convenient access to larger nearby towns. With its combination of historic character, community spirit, local amenities, and access to nature, Wimborne is an appealing place for both residents and visitors.

Description
Set within the highly regarded Fleur de Lis development in Wimborne, this beautifully presented one-bedroom ground-floor apartment offers comfortable and independent living exclusively for those aged 60 and over.

The development has been thoughtfully designed to provide a welcoming community atmosphere, with a dedicated Lifehost available Monday to Friday and a 24-hour care line offering additional reassurance and peace of mind.

The apartment is entered via a spacious hallway with useful built-in storage. The accommodation includes a well-proportioned bedroom, a modern bathroom and a bright living space with direct access to a patio overlooking the river.

Residents also benefit from an excellent range of communal facilities, including an attractive owners' lounge with kitchenette, a guest suite for visiting family and friends, and beautifully maintained landscaped gardens. Pets are welcome, and parking is available at an additional cost of £250 per annum.

Fleur de Lis is ideally positioned within level walking distance of Wimborne town centre, which offers a wide selection of independent shops, cafés, restaurants and everyday amenities. The town is also home to the historic Minster, the Art Deco Tivoli Theatre and a variety of local attractions.

Key Features:

- One-bedroom ground-floor retirement apartment
- Exclusively available to purchasers aged 60 and over
- Spacious entrance hall with additional storage
- Patio with views over the river
- On-site Lifehost Monday to Friday
- 24-hour care line for added security
- Pets permitted
- Owners' lounge and kitchenette
- Guest suite for visiting family and friends
- Landscaped communal gardens
- Level walk into Wimborne town centre
- Parking available at £250 per annum
- No exit fees payable by Lifestory owners

Agent Notes
Parking: £250 Annual Permit
Ground Rent: Ask Agent
Lease Length: 242 Years
Service Charge: £6,576
Tenure: Leasehold
Council Tax: D
EPC: B

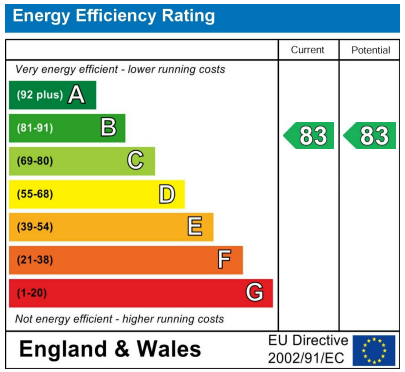




Floorplan







Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.

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