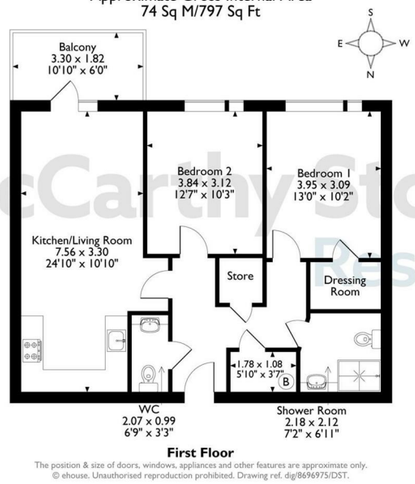
Excellent

Trustpilot

McCarthy & Stone
Resales.

Market House, Apartment 39, 17, Ensor Mews, Wimborne
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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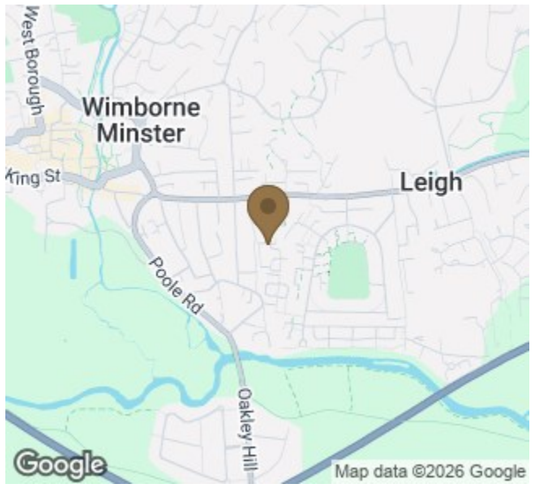

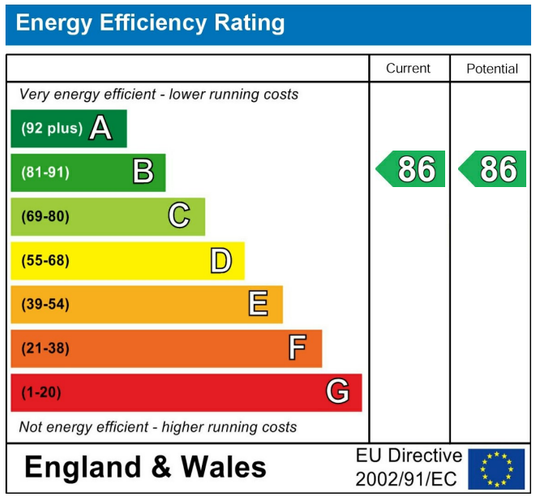

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







39 Market House

17 Ensor Mews, Wimborne, BH21 1WW

2 2 Council Tax Band:

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 Market House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £470,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Stunning Walk-Out Balcony Over-Looking The Landscaped Gardens
- Open Plan Contemporary Living Space
- Allocated Parking Space
- Home Owners Lounge and Games Lounge
- On Site Bistro Serving Delicious Meals Daily
- Function Room Where Events Take Place
- Estate Manager and on-site staff 24/7
- Salon and Wellness Suite
- Guest Suite for Visiting Family and Friends
- One Hour Of Domestic Assistance Weekly.

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 Market House, Wimborne

2 | 2 | Offers in the region of £470,000

Market House
Part of the retirement village, 'The Old Market Village', Market House offers retirement apartments set around a beautiful village green in a great location in the wonderful town of Wimborne.

Spacious, light and contemporary, our retirement properties are designed to be a pleasure to live in, with high spec, high quality fixtures and fittings throughout.

This Dorset retirement village offers a variety of amenities to make your life easier too. You'll find a bistro breakfast, morning coffee and freshly prepared lunches, a wellness zone with health and fitness studios, a hair and beauty salon, and a welcoming homeowners' lounge where residents can socialise and take part in community activities. There is also a separate function room which residents use for groups and events, and may use for private functions . Wonderful gardens and a pretty rural walking trail running around the development.

Wimborne Minster is a picturesque and historic market town with Roman origins and an idyllic position near the rivers Stour and Allen. As well as the famous Minister with its many treasures, including a chained library, you can't miss the unusual Wimborne Model Town and Gardens. Together with multiple shops, cafes, restaurants and amenities Wimborne is a vibrant community town centre.

Property Overview
Apartment 39 has a unique layout for modern open plan living. Boasting a distinctive and well-planned layout that makes excellent use of space. The open plan living, dining, and fully fitted kitchen area is bright and modern, with glazed doors that open onto a walk out balcony benefitting from one of the best positions in the development, South facing and over looking the communal gardens that provide an ever changing landscape throughout the seasons, enhancing the sense of space and bringing in lots of natural light throughout the day. The main bedroom benefits from a walk in wardrobe with both hanging space and shelving providing excelent storage. There is a further double bedroom that would also make a lovely study or hobby room.
The contemporary shower room features a stylish white suite and a spacious shower, Flooring with low slip potential, Slightly raised 'comfort height' toilet for ease of use and walk in shower with a low profile shower tray for easy access. There is also a further convenient wash room off the hallway.

The apartment also has the advantage of having it's own allocated parking bay.

Social Lifestyle
The Communal Lounge is at the heart of the community at Market House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want. Market House also has the added benefit of a function room where further classes and events take place.

The Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Market House serves freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Landscaped Gardens
One of the main social hubs of Market House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons. There are also raised fruit and vegtable beds where green-fingered home owners can get involved and have a potter.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Care & Support
The personal care services available at Market House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Additional Information and Services
Digital personal alarms connected to emergency assistance 24/7
Superfast broadband available
Integrated fire and intruder alert systems
TV entry cameras so you can see who it is before you answer the door and you can let your visitors in easily
Integrated ultra efficient heating, water heating and heat recovery units
Super insulation so the property is warm in winter and cool in summer – while saving you money on energy bills

Parking
The apartment benefits from an allocated parking space.

Service Charge
- 24-hour emergency call system and 24/7 onsite staff
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Window Cleaning (outside only)
- Upkeep of gardens and grounds
- Intruder-alarm system
- Repairs and maintenance to the interior and exterior communal areas including balconies
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hours domestic help included within your service charge per a week, which can be used for help with shopping, cleaning and domestic help.

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Service charge: £11,555.27 per annum (for financial year ending 01/09/2027)

Leasehold
999 years from October 2024.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.











