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FOR SALE

Wimborne, Dorset, BH21 1GN

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LEASEHOLD PRICE: £250,000

A spacious one bedroom first floor apartment situated within a superb retirement community in the heart of Wimborne. Designed exclusively for the over 60's the development benefits from landscaped gardens, a welcoming residents lounge, well-being suite, laundry room and guest accommodation available to hire. NO FORWARD CHAIN. Conveniently located within easy level walk to the Minster and the town centre.

- Designed for retirement living being a secure building which is energy efficient
- Spacious well planned accommodation
- Good size sitting/dining room
- Kitchen with built in appliances which include induction hob with extractor fan over, fridge and freezer and dishwasher with window
- Generous size bedroom with built in wardrobes
- Separate tiled shower room
- Residents lounge, House Manager, 'well being' suite, laundry room and guest accommodation available to hire
- Communal residents parking on a first come first served basis
- Delightful, well maintained communal gardens
- Tenure: We understand from the vendor the lease is 125 year from 2013 TBC
- Service charge: We understand from the vendor is approximately £3,897.00 per annum which includes communal heating, house manager, careline and window cleaning
- Ground rent: We understand from the vendor this is approximately £634.58 per annum

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

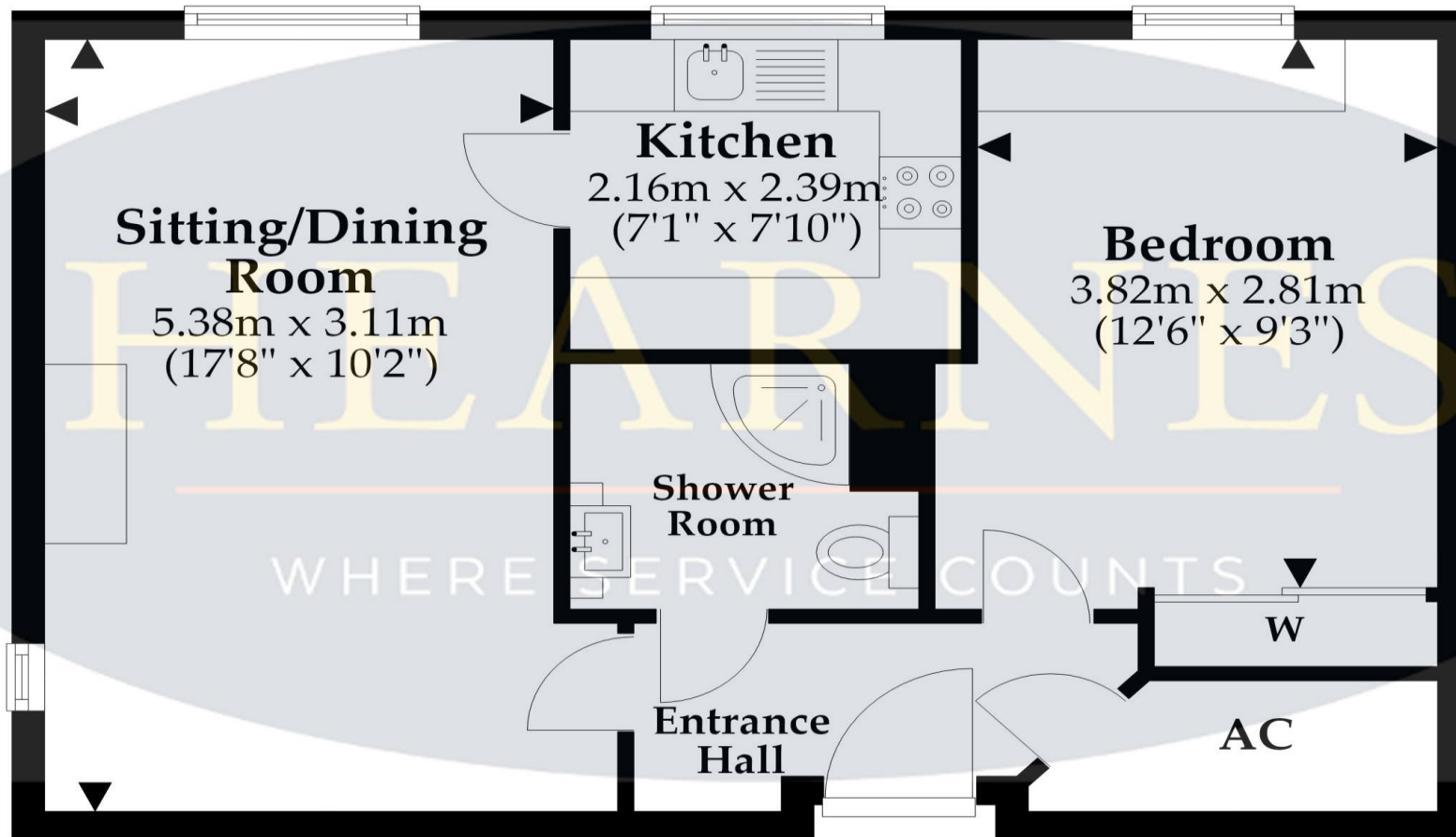
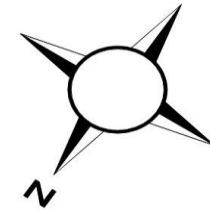
COUNCIL TAX BAND: C EPC RATING: B

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 45.4 sq. metres (488.8 sq. feet)

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

Ringwood  LJT SURVEYING

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