



HEARNES

WHERE SERVICE COUNTS

**Wimborne
Dorset, BH21 1PL**

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FREEHOLD PRICE £225,000

A luxury one-bedroom second floor apartment situated within a charming retirement community in the heart of Wimborne. Designed exclusively for the over 60's, the development benefits from beautifully landscaped communal gardens, a welcoming residents lounge and excellent on-site facilities. The apartment enjoys delightful views over neighboring school playing fields and features a Juliette balcony, creating a bright living environment throughout.

- Good size sitting room with a Juliette balcony overlooking the neighboring school playing fields
- Thoughtfully designed kitchen with fully integrated Neff appliances under a Silestone worktop
- Utility room with plumbing for washing machine and shelving
- Generous size bedroom with fitted wardrobe
- Luxury fitted shower room with a rain dance shower head, Porcelanosa wall and floor tiles and ladder style heated towel rail
- Landscaped communal gardens
- Communal lounge, guest suite and 24-hour emergency call system
- Parking: we understand from our vendor is approximately £250 per annum, subject to availability
- Lease term: we understand from our vendor is 243 years remaining (250 years from 1st February 2019)
- Service charge: we understand from our vendor is approximately £6,027 per annum (reviewed annually)
- Ground rent: we understand from our vendor is approximately £334 per annum
- Ground rent review date: February 2029 (1st February 2024 and then the fifth anniversary thereafter)

COUNCIL TAX BAND: C

EPC RATING: B

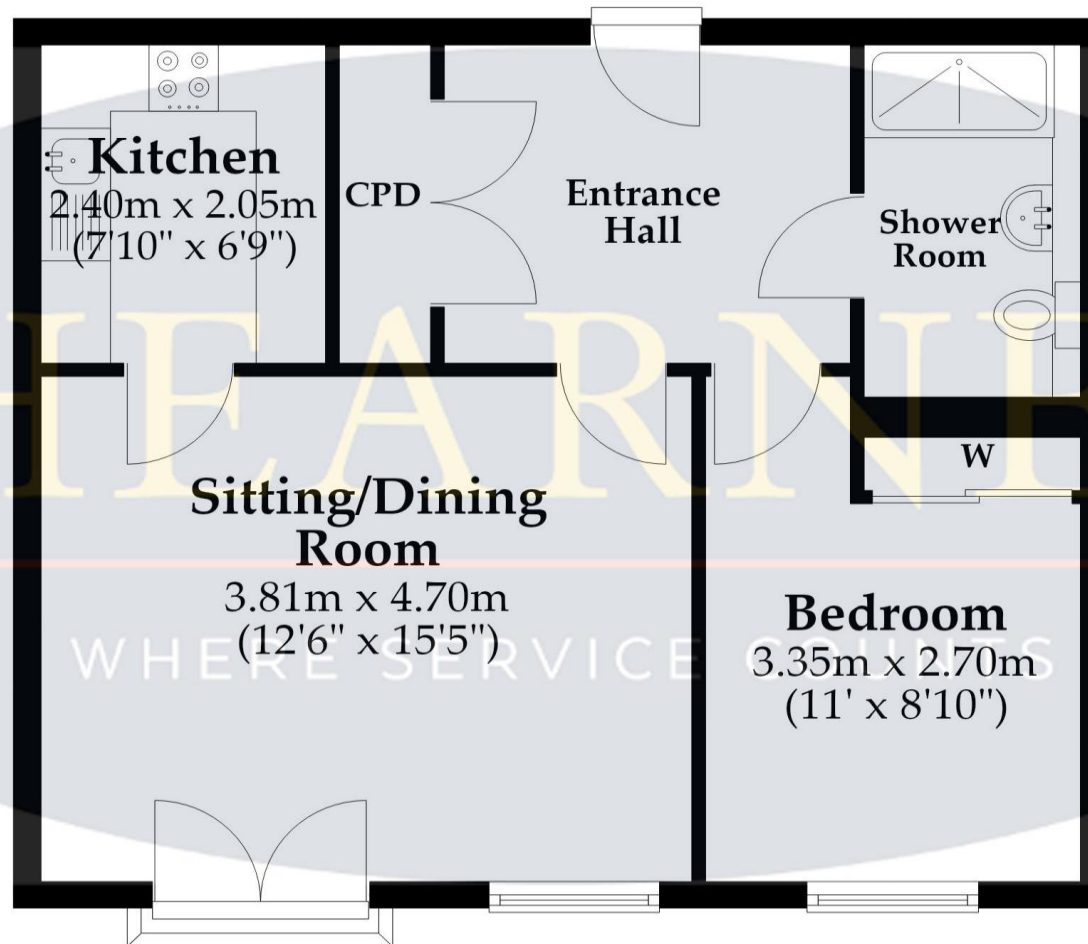
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure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



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

Second Floor

Approx. 47.3 sq. metres (509.1 sq. feet)
(excluding Juliette Balcony)



Total area: approx. 47.3 sq. metres (509.1 sq. feet)

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



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

