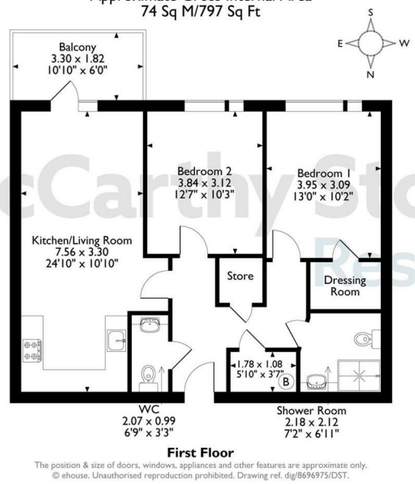
Excellent

Trustpilot

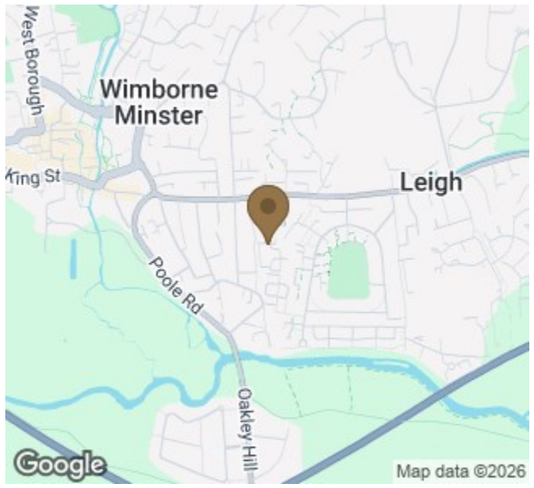
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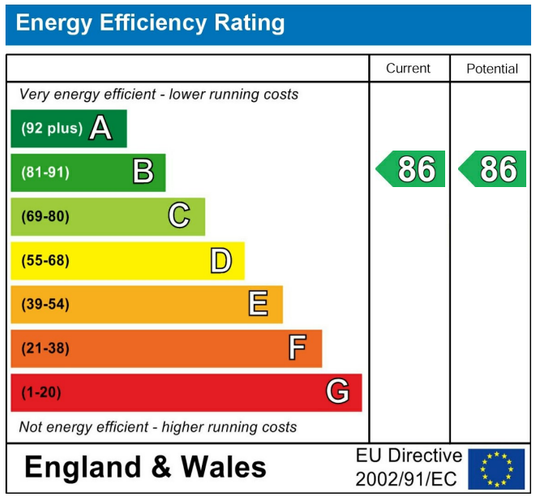
Market House, Apartment 39, 17, Ensor Mews, Wimborne
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



First Floor

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

- Retirement Living Plus
- Estates manager
- Games Lounge
- Home Owners Lounge
- On Site Bistro
- Function Room
- Walkout Balcony Overlooking Gardens
- Allocated Parking Space
- Guest Suite
- 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.

Apartment 39
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 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, enhancing the sense of space and bringing in lots of natural light throughout the day. The bedroom benefits from a walk in wardrobe and the apartment has it's own allocated parking bay.

Entrance Hall
There is a utility cupboard, housing a washer/dryer, ventilation system and water tank, and a large walk-in storage cupboard providing excellent storage solutions. Doors lead to the two double bedrooms, living area, bathroom and WC.

WC

Living Area With Balcony
Light and spacious living room, Light and spacious living room, internet and a 'Sky' connection point in the living room and hearing loop for a more enjoyable TV experience, Plug sockets that are just a bit higher to reduce kneeling and bending, French door leads to a stunning balcony over looking the communal landscaped gardens that provide a beautiful outlook that changes throughout the seasons.

Kitchen
Fully fitted open plan kitchen with appliances including waist-height ovens so there's less bending with heavy dishes.

Bedroom 1
The main bedroom is fitted with a walk-in wardrobe with hanging space and shelving and also overlooks the beautiful landscaped gardens. The full length windows provide a wealth of light.

Bedroom 2
Bedroom 2 is another good sized double that could also be used as a study or craft room, Benefitting from full length windows.

Bathroom
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.

Leasehold
999 years from October 2024.

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)

Parking
The apartment benefits from an allocated parking space.

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













