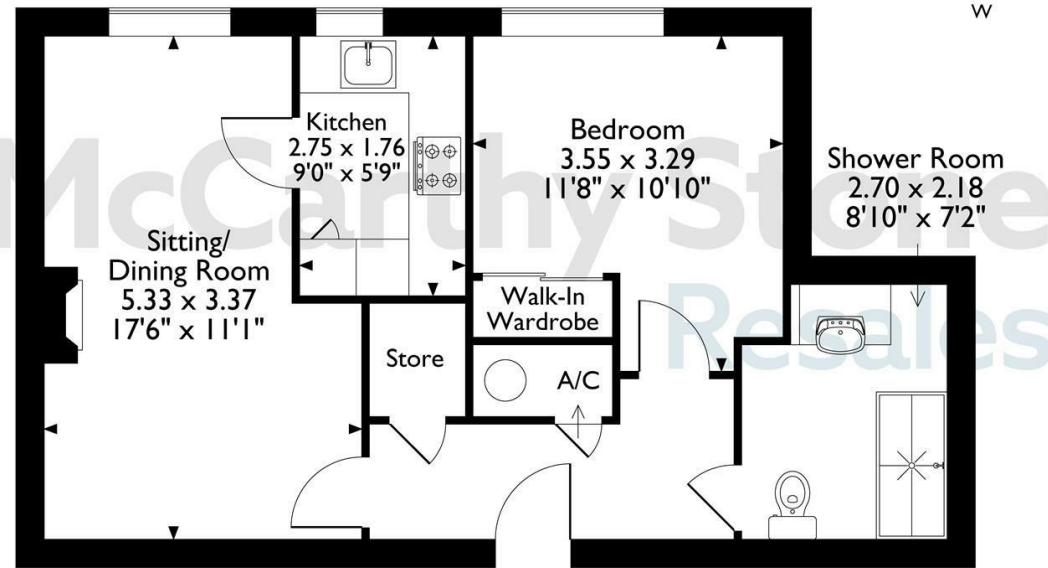
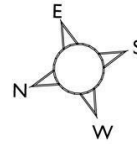


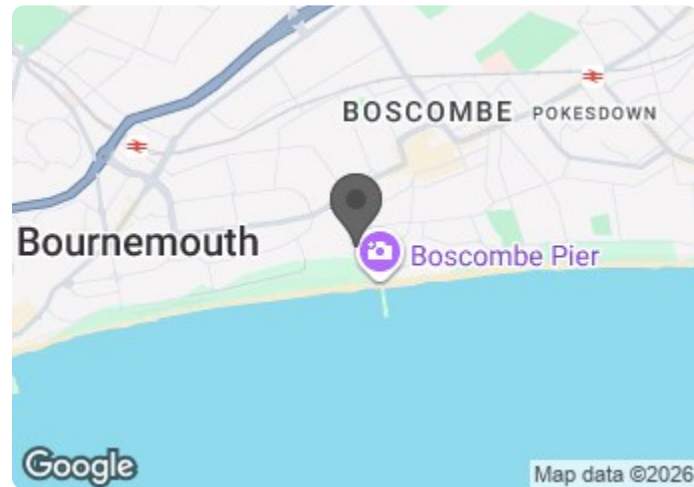
20 Sanderling Court, 37, Wimborne Road, Bournemouth  
Approximate Gross Internal Area  
46 Sq M/495 Sq Ft



**First Floor Flat**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**20 Sanderling Court**

Wimborne Road, Bournemouth, BH2 6NB



**Asking price £145,000 Leasehold**

\*\*\*A BEAUTIFULLY PRESENTED ONE BEDROOM first floor Retirement APARTMENT OVERLOOKING THE GARDENS\*\*\* Viewing recommended to fully appreciate all the facilities at this development.\*\*\*

**Call us on 0345 556 4104 to find out more.**

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# Sanderling Court, Wimborne Road, Bournemouth

## INTRODUCTION:

Occupying a super position on the first floor with an outlook that is directly over the lovely landscaped gardens of Sanderling Court. Offered with the benefit of vacant possession the accommodation offers a very pleasant living room with focal point fireplace, quality kitchen with integrated appliances, excellent bedroom with wardrobe and wetroom with level access shower.

Sanderling Court is a 'Retirement Living' development constructed by multi award-winning McCarthy & Stone and offers homeowners independence in a secure environment. Sanderling Court comprises of 30 one and two bedroom apartments arranged over three floors each served by a lift. There is a House Manager on site to provide day-to-day support and oversee the smooth running of the development. In addition the 24 hour emergency call system provides further peace-of-mind. There are excellent communal facilities that include the residents lounge, laundry and beautiful landscaped gardens. There is a guest suite available for visiting family and friends at a very affordable nightly rate of just £25. Home Owners have use of Guest Suites at any of McCarthy and Stone managed developments around the Country. Car Parking is by permit for which there is a charge of around £250 pa. Please check with our House Manager for current availability.

This is a vibrant and socially active community and it's so easy to make new friends and to lead a busy and fulfilled life at Sanderling Court supported by a schedule of regular and varied events and activities. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as involved or remain as private as they might wish.

Bournemouth railway station is located approximately 1

mile from Sanderling Court and offers services to Parkstone, Poole, Hamworthy, Weymouth, Pokesdown, Christchurch, Brockenhurst, Southampton and London Waterloo. A bus stop is located directly outside Sanderling Court and offers services into Bournemouth Town Centre, which boasts an array of popular stores, restaurants and cinemas. The stunning seafront and beaches of Bournemouth are within 1.75 miles distance. It is a condition of purchase that all residents must be over the age of 60 years.

## ENTRANCE HALL:

A very spacious hallway with a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, store cupboard with light, hanging rail and shelf, further store/airing cupboard with light and shelving housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' unit. A feature glazed panelled door leads to the living room.

## LIVING ROOM:

A double glazed window provides a lovely outlook over the mature landscaped gardens of Sanderling Court. There is a focal point fireplace with inset electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. A glazed panelled door leads onto a separate kitchen.

## KITCHEN:

. Quality 'Maple' effect fitted units with contrasting worktops and incorporating a stainless steel inset sink unit. Comprehensive range of integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist-level oven, fridge and freezer. part-tiled walls and fully tiled floor.

## 1 bed | £145,000

## DOUBLE BEDROOM:

Having a deep double-glazed window with yet another very pleasant garden view. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.

## WETROOM:

Modern white sanitary ware comprising; WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. Walk-in, level access shower with a glazed screen, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor,

## LEASEHOLD

LEASE 125 Years from 2011  
£425 per annum Ground Rent  
Ground rent review: 2026

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. If you have any questions please contact your Property Consultant or House Manager.

Service charge: £3,922.56 per annum (for financial year end 31/03/2027)

## ADDITIONAL INFORMATION AND SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

