



**HEARNES**  
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 2DU



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## SHARE OF FREEHOLD PRICE £250,000

Lectern Court is a superb new development of eight one and two bedroom apartments on the outskirts of the town. These stunning architect designed apartments are sympathetically designed, finished to a high quality specification including superbly designed kitchens with integrated appliances, contemporary shower rooms, under floor gas central heating, floor covering including quality tiles, flooring and fitted carpets, double glazing, LED lighting and high insulation levels. Must be viewed to fully appreciate.

The development is set for ease of maintenance with communal gardens, communal storage shed and garden toilet, brick paviour driveway with allocated parking and visitor bays.

- Superb development of just 8 luxury one and two bedroom apartments
- 10 year warranty
- Security entry phone system
- Quality fitted kitchen with integrated appliances
- Stylish contemporary fully tiled shower rooms
- Under floor gas central heating
- 2 miles from Wimborne town centre
- Brick paviour driveway to allocated parking bays and visitor parking

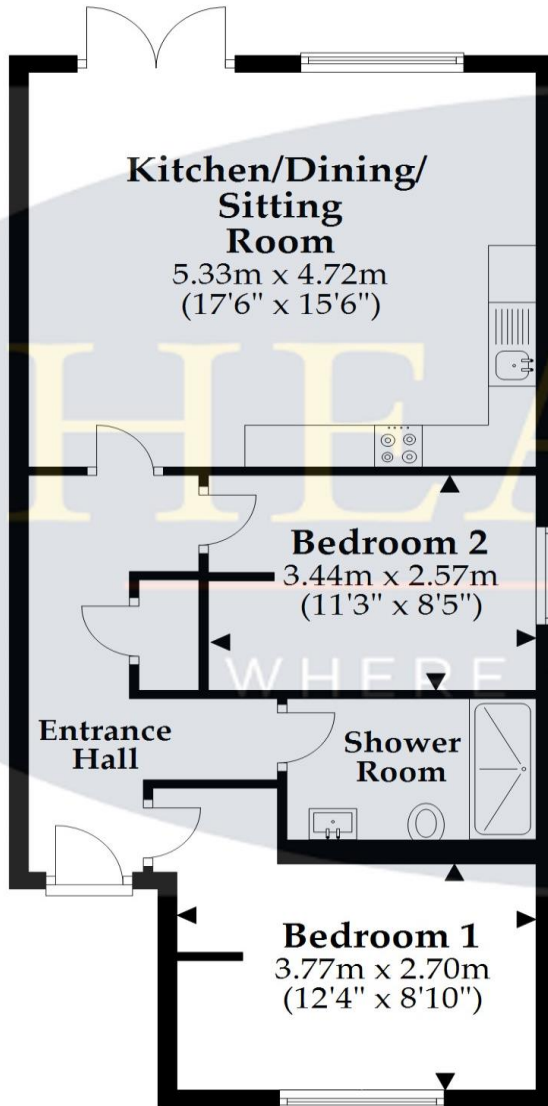
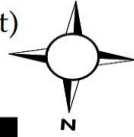
The amenities of Wimborne are approximately 2 miles away offering an excellent range of shops, cafes and restaurants with quaint streets, charming river walkways and historic courtyards. Wimborne is also famed for its town events, especially the folk festival and has enjoyed many 'Wimborne in Bloom' successes.

AGENTS NOTE: 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.



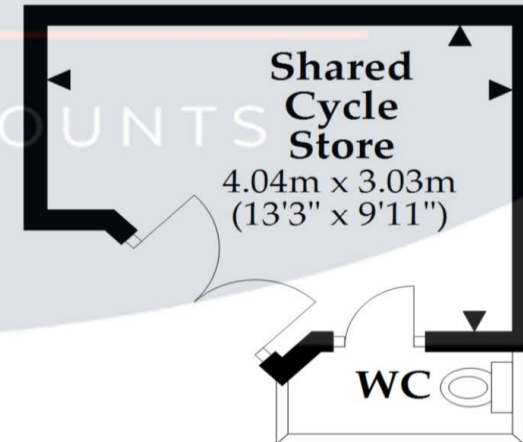
# Ground Floor

Approx. 60.8 sq. metres (654.3 sq. feet)




Note: Outbuilding is not positioned correctly and is not included in the total floor area calculations.

## Outbuilding



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

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

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