



Waitrose

Town Centre

Tivoli Theatre

Co-Op

**HEARNES**  
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1PL

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## LEASEHOLD PRICE £375,000

A unique opportunity to purchase a ground floor versatile two bedroom apartment with access to outside space in an exclusive development for the over 60's within walking distance of the town centre.

Fleur-de-Lis Wimborne is an age exclusive development for the over 60's. Designed to encourage a sense of wellbeing and community, allowing you to live a rich and fulfilled lifestyle. Your Lifehost will be on hand to help with any day to day queries you may have, through to keeping an eye on your apartment when you go away. Set within a level walk of the historic market town of Wimborne you'll find the Tivoli Theatre and an abundance of shops, cafes and restaurants.

This beautiful home is set within the central grounds of the development on the ground floor with direct access to outside space. A welcoming entrance hallway gives access to a storage cupboard and all the accommodation. The spacious light and dual aspect living room overlooks the gardens of the development and has French doors leading to a patio area. Pocket doors lead from the lounge/dining room gives access to the second bedroom/reception room giving versatility to the accommodation. The kitchen has integrated appliances, all set under a Silestone worktop and has a window overlooking the rear of the development. There is a luxury shower room & en suite which is finished with Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rails. The main bedroom is a generous size and is complemented with a fitted wardrobe.

Annual service charges: £5,340.88    Ground rent: £350 per annum  
Ground rent review date February 2024 and thereafter every fifth anniversary of that date during the Term.  
Ground rent review  
Lease: 246 years remaining

Please note: The vendor has paid the service charge until 1st July 2023 and the ground rent until February 2024.

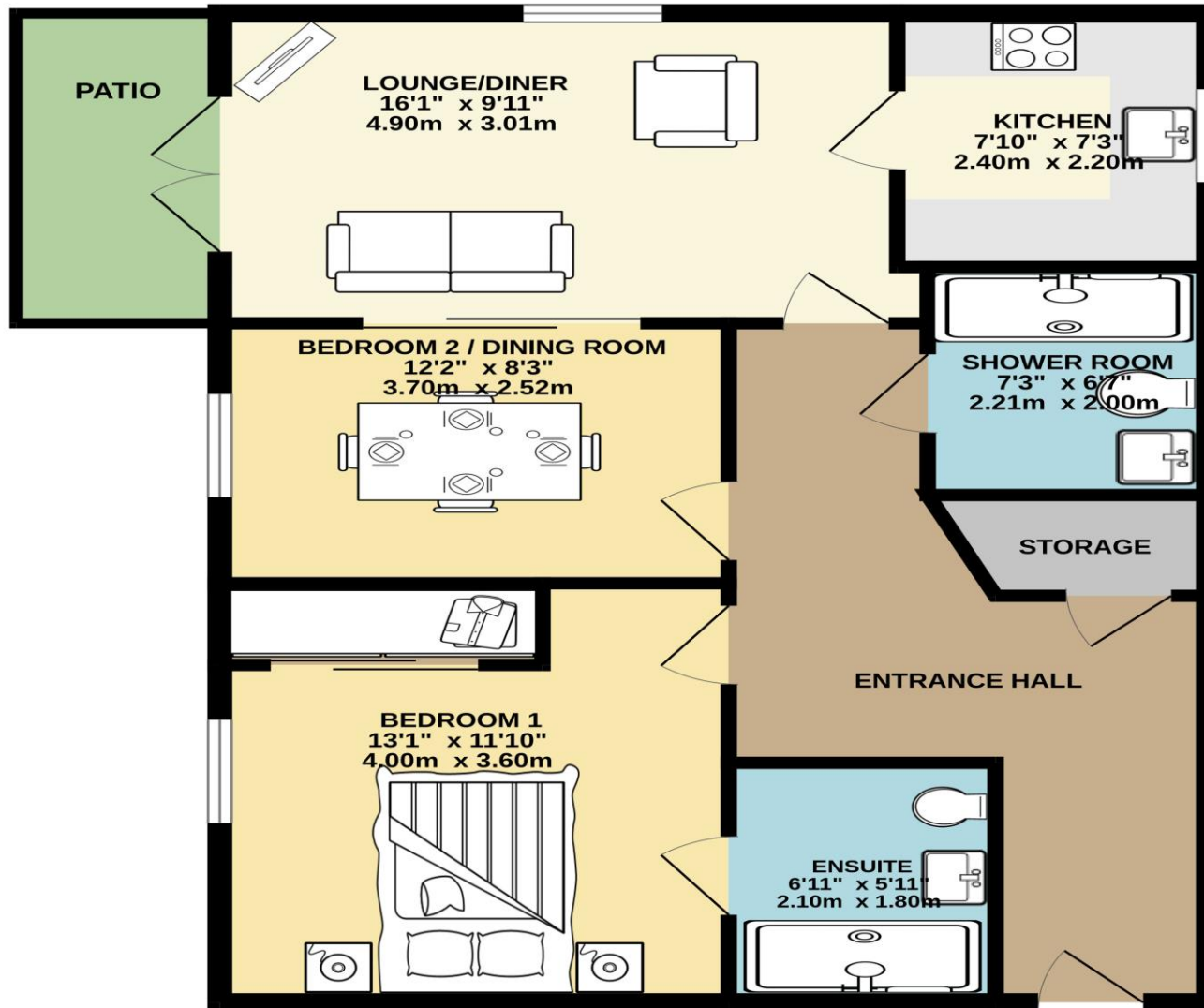
The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E    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.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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