



HEARNES
WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1PL

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LEASEHOLD PRICE GUIDE: £300,000

Fleur-de-Lis Wimborne has been designed and built for the over 60's looking for an independent lifestyle, here you'll find a thriving community where long lasting friendships are made. The dedicated Lifehost oversees this charming community of beautifully appointed one and two bedroom apartments. Complemented by shared facilities including a thriving owners lounge and kitchenette, a guest suite for visiting family and friends to use and beautifully landscaped gardens, all designed for your wellbeing.

This luxury one bedroom ground floor apartment benefits from having its' own private entrance with access to outside space. The thoughtfully designed kitchen is fully integrated with NEFF appliances including, dishwasher, washer dryer & fridge freezer all set under a silestone worktop. The shower room has luxury accessories including a Raindance showerhead. The luxury extends to the Porcelanosa wall and floor tiles, premium Villeroy & Boch sanitary ware and heated towel rail. The bedroom is a generous size and is complemented with a fitted wardrobe. Accessed from the hallway is a large utility/store cupboard.

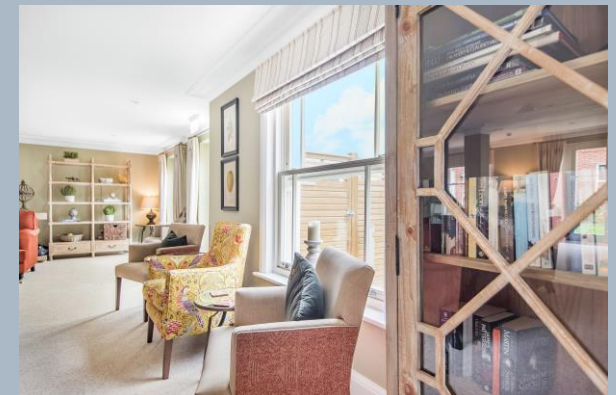
Safety and security are paramount within this stunning development, with access via an entry fob, the apartment is fitted with video door entry and a 24-hour call emergency system.

Lease Term: 250 years from 1st February 2019 with 245 years remaining.
Service charge: £4,875 per annum
Parking: £250 per annum
Ground rent: £334 per annum with ground rent reviews every five years (most recent review February 2024)

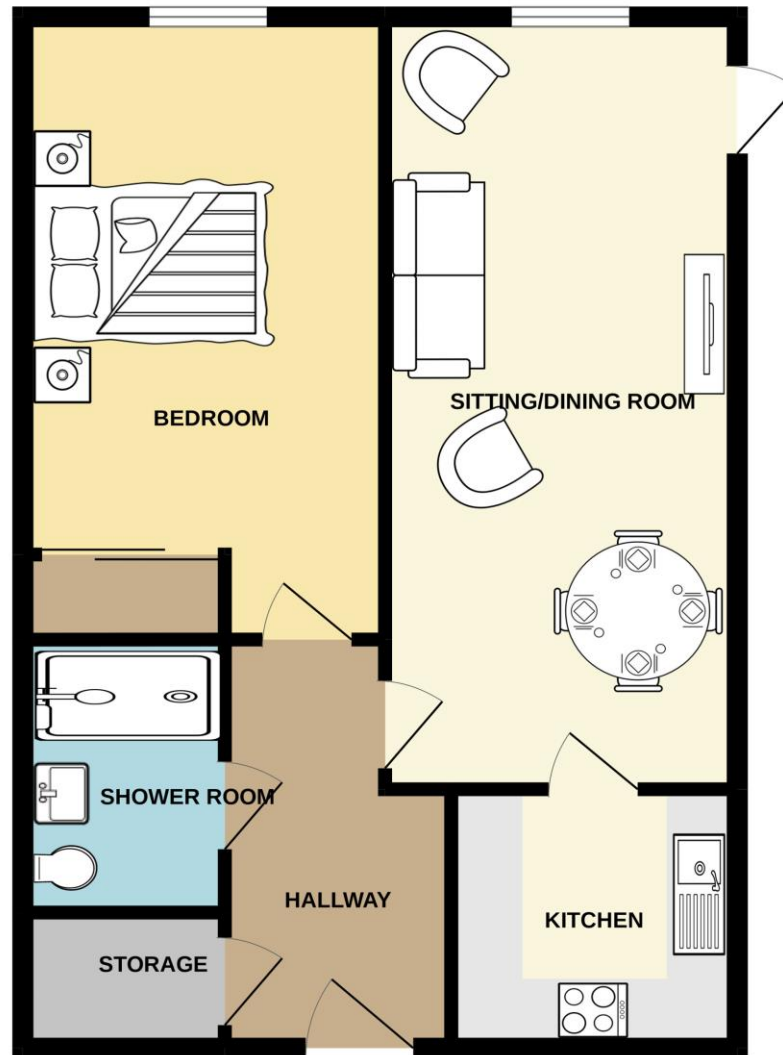
COUNCIL TAX BAND: D

EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
588 sq.ft. (54.7 sq.m.) approx.



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD

